

**Summary of Key Financial Information for the period ended 30 September 2022**

		INDIVIDUAL		Individual changes		CUMULATIVE		Cumulative changes	
		3 MONTHS ENDED 30/09/2022 RM'000	3 MONTHS ENDED 30/09/2021 RM'000	Amount RM'000	%	6 MONTHS ENDED 30/09/2022 RM'000	6 MONTHS ENDED 30/09/2021 RM'000	Amount RM'000	%
1	Revenue	11,283	14,146	(2,863)	-20.2%	28,465	27,252	1,213	4.5%
2	Profit/(loss) before tax	970	294	676	229.9%	2,771	(403)	3,174	787.6%
3	Profit/(loss) for the period	729	153	576	376.5%	2,198	(564)	2,762	489.7%
4	Profit/(loss) attributable to the ordinary equity holders of the parent	727	155	572	369.0%	2,197	(555)	2,752	495.9%
5	Basic earnings/(loss) per share (sen)	0.10	0.02	0.08	400.0%	0.29	(0.07)	0.36	514.3%
6	Proposed / Declared dividend per share (sen)	-	-	-	-	-	-	-	-

**Summary of Financial review for current quarter compared with immediate preceding quarter**

		INDIVIDUAL		Individual changes	
		3 MONTHS ENDED 30/09/2022 RM'000	3 MONTHS ENDED 30/06/2022 RM'000	Amount RM'000	%
1	Revenue	11,283	17,182	(5,899)	-34.3%
2	Profit before tax	970	1,801	(831)	-46.1%
3	Profit for the period	729	1,469	(740)	-50.4%
4	Profit attributable to the ordinary equity holders of the parent	727	1,470	(743)	-50.5%
5	Basic earnings per share (sen)	0.10	0.20	(0.10)	-50.0%
6	Proposed / Declared dividend per share (sen)	-	-	-	-

		As At End of Current Quarter
7	Net assets per share attributable to ordinary equity holders of the parent (RM)	0.40

	As At Preceding Financial Year End
	0.40

**ADDITIONAL INFORMATION**

		INDIVIDUAL		Individual changes		CUMULATIVE		Cumulative changes	
		3 MONTHS ENDED 30/09/2022 RM'000	3 MONTHS ENDED 30/09/2021 RM'000	Amount RM'000	%	6 MONTHS ENDED 30/09/2022 RM'000	6 MONTHS ENDED 30/09/2021 RM'000	Amount RM'000	%
1	Gross interest income	215	1	214	21400.0%	431	2	429	21450.0%
2	Gross interest expense	42	85	(43)	-50.6%	82	244	(162)	-66.4%

PARAGON GLOBE BERHAD (194801000095 (1713-A))  
 CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER  
 COMPREHENSIVE INCOME FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED  
 30 SEPTEMBER 2022



(The figures have not been audited)

	INDIVIDUAL		CUMULATIVE	
	3 MONTHS ENDED 30/09/2022 RM'000	3 MONTHS ENDED 30/09/2021 RM'000	6 MONTHS ENDED 30/09/2022 RM'000	6 MONTHS ENDED 30/09/2021 RM'000
Revenue	11,283	14,146	28,465	27,252
Cost of sales	(8,229)	(10,846)	(20,776)	(21,094)
Gross profit	3,054	3,300	7,689	6,158
<b>Gross profit margin</b>	<b>27.1%</b>	<b>23.3%</b>	<b>27.0%</b>	<b>22.6%</b>
<b>Other items of income</b>				
Other income	798	309	1,401	615
<b>Other items of expense</b>				
Marketing & distribution expenses	(683)	(1,141)	(2,009)	(2,546)
Administrative expenses	(2,157)	(2,089)	(4,228)	(4,386)
Finance costs	(42)	(85)	(82)	(244)
Other expenses	-	-	-	-
<b>Profit/(loss) before tax</b>	<b>970</b>	<b>294</b>	<b>2,771</b>	<b>(403)</b>
Taxation	(241)	(141)	(573)	(161)
<b>Total comprehensive income/(loss)</b>	<b>729</b>	<b>153</b>	<b>2,198</b>	<b>(564)</b>
<b>Profit/(loss) attributable to:</b>				
Owners of the parent	727	155	2,197	(555)
Non-controlling interest	2	(2)	1	(9)
	<b>729</b>	<b>153</b>	<b>2,198</b>	<b>(564)</b>
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the parent	727	155	2,197	(555)
Non-controlling interest	2	(2)	1	(9)
	<b>729</b>	<b>153</b>	<b>2,198</b>	<b>(564)</b>
<b>Earnings/(loss) per share attributable to owners of the parent (sen per share)</b>				
Basic	0.10	0.02	0.29	(0.07)

The Condensed Consolidated Statement of Profit and Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Report for the year ended 31 March 2022.

**PARAGON GLOBE BERHAD (194801000095 (1713-A))**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2022**



	<b>AS AT 30/09/2022</b>	<b>AS AT 31/03/2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>ASSETS</b>	<b>(Unaudited)</b>	<b>(Audited)</b>
<b>Non-Current Assets</b>		
Property, plant and equipment	239	211
Right-of-use assets	2,186	1,361
Investment properties	77,836	66,149
Intangible assets	65	88
Inventories	63,514	27,275
	<u>143,840</u>	<u>95,084</u>
<b>Current Assets</b>		
Inventories	74,747	78,586
Other investments	72,242	63,691
Trade and other receivables	17,732	22,719
Tax recoverable	1,338	1,338
Cash and bank balances	44,812	50,376
	<u>210,871</u>	<u>216,710</u>
<b>Total Assets</b>	<u>354,711</u>	<u>311,794</u>
<b>EQUITIES AND LIABILITIES</b>		
<b>Equity Attributable To Owners Of The Parent</b>		
Share capital	259,224	259,224
Retained earnings	36,094	33,897
Other reserves	2,257	2,257
<b>Shareholders' Equity</b>	<u>297,575</u>	<u>295,378</u>
Non-controlling interests	498	497
<b>Total Equity</b>	<u>298,073</u>	<u>295,875</u>
<b>Current Liabilities</b>		
Trade and other payables	49,587	9,922
Lease liabilities	824	548
<b>Total Current Liabilities</b>	<u>50,411</u>	<u>10,470</u>
<b>Net Current Assets</b>	<u>160,460</u>	<u>206,240</u>
<b>Non Current Liabilities</b>		
Deferred tax	4,858	4,639
Lease liabilities	1,369	810
<b>Total Non Current Liabilities</b>	<u>6,227</u>	<u>5,449</u>
<b>Total Liabilities</b>	<u>56,638</u>	<u>15,919</u>
<b>Net Assets</b>	<u>298,073</u>	<u>295,875</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>354,711</u>	<u>311,794</u>
<b>Net assets per share (RM)</b>	0.40	0.40

**PARAGON GLOBE BERHAD (194801000095 (1713-A))**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2022**

*(The figures have not been audited)*



	<b>2022</b>	<b>2021</b>
	<b>6 months ended</b>	<b>6 months ended</b>
	<b>30 September</b>	<b>30 September</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Cash flow from operating activities</b>		
Profit / (loss) before tax	2,771	(403)
<b>Adjustments for non-cash flow items :-</b>		
Non-cash items	484	371
Non-operating items	(1,091)	232
Operating profit before changes in working capital	<u>2,164</u>	<u>200</u>
<b>Changes in working capital</b>		
Net change in assets	3,046	11,584
Net change in current liabilities	(2,335)	(1,305)
Net cash generated from operations	<u>2,875</u>	<u>10,479</u>
Tax recoverable	-	280
Tax paid	(354)	(276)
Net cash generated from operating activities	<u>2,521</u>	<u>10,483</u>
<b>Cash flow from investing activities</b>		
Additional of investment properties	(153)	-
Interest received	431	2
(Placement)/withdrawal in investment deposit	(7,848)	5,160
Placement of fixed income instruments	(2)	(1)
Purchase of property, plant and equipment	(63)	(31)
Repayment advance to related parties	6	1
Net cash (used in)/generated from investing activities	<u>(7,629)</u>	<u>5,131</u>
<b>Cash flow from financing activities</b>		
Interest paid	(30)	(197)
Redemption of term loan	-	(14,721)
Repayment of finance lease liabilities	(42)	(42)
Repayment of operating lease liabilities	(386)	(277)
Net cash used in financing activities	<u>(458)</u>	<u>(15,237)</u>
<b>Net change in cash &amp; cash equivalents</b>	<b>(5,566)</b>	<b>377</b>
Cash & cash equivalents at beginning of the period	<u>50,150</u>	<u>2,647</u>
Cash & cash equivalents at end of the period	<u>44,584</u>	<u>3,024</u>
<b>Cash &amp; cash equivalents comprise:</b>		
Cash & bank balances	44,812	3,152
Less: Short term fixed income instruments pledged	(228)	(128)
Total cash and cash equivalents	<u>44,584</u>	<u>3,024</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Report for the year ended 31 March 2022.

**PARAGON GLOBE BERHAD (194801000095 (1713-A))**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2022**

*(The figures have not been audited)*



	← Attributable to owners of the Parent →			Sub Total Equity RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
	← Non-distributable → Capital Reserves RM'000	Share Capital RM'000	Distributable Retained Earnings RM'000			
Opening balance at 1 April 2022	2,257	259,224	33,897	295,378	497	295,875
Profit for the year	-	-	2,197	2,197	1	2,198
Total comprehensive income	-	-	2,197	2,197	1	2,198
Closing balance at 30 September 2022	2,257	259,224	36,094	297,575	498	298,073
Opening balance at 1 April 2021	2,257	203,227	32,722	238,206	512	238,718
Issuance of shares	-	55,997	-	55,997	-	55,997
Loss for the year	-	-	(555)	(555)	(9)	(564)
Total comprehensive loss	-	-	(555)	(555)	(9)	(564)
Closing balance at 30 September 2021	2,257	259,224	32,167	293,648	503	294,151

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Audited Financial Report for the year ended 31 March 2022.

## PART A. NOTES TO THE INTERIM FINANCIAL REPORT

### 1. Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard ("MFRSs") 134: Interim Financial Reporting in Malaysia and Para 9.22 of the Bursa Malaysia Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 March 2022. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company since the financial year ended 31 March 2022.

The Company's financial statements was prepared in accordance with MFRSs, which is in line with International Financial Reporting Standards as issued by the International Accounting Standards Board. The adoptions of new and revised MFRSs, Amendments/Improvements to MFRSs, IC Interpretations and Amendments to IC Interpretations in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 March 2022.

- a) During the current financial year, the Company has adopted the following new accounting standards and interpretations (including the consequential amendments):-

#### MFRSs and IC Interpretations (including the Consequential Amendments)

Annual Improvements to MFRS Standards 2018-2020	
Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 116	Property, Plant and Equipment-Proceeds before Intended Use
Amendments to MFRS 137	Onerous Contracts-Cost of Fulfilling a Contract

The adoption of the above MFRSs either not relevant or do not have significant financial impact to the Group financial statements.

- b) The Standards, Amendments, Annual Improvements and IC Interpretation that have been issued but not yet effective up to the date of issuance of the Company's financial report are disclosed below. The Company intend to adopt these Standards, Amendments, Annual Improvements and IC Interpretations, if applicable, when they become effective.

MFRSs and IC Interpretations (Including The Consequential Amendments)	Effective Date
Amendments to MFRS 101 Classification of Liabilities as Current or Non-current	1 January 2023
MFRS 17 Insurance Contracts	1 January 2023
Initial Application of MFRS 17 and MFRS 9 – Comparative Information (Amendments to MFRS 17 Insurance Contracts)	1 January 2023
Disclosure of Accounting Policies (Amendments to MFRS 101 Presentation of Financial Statements)	1 January 2023
Definition of Accounting Estimates (Amendments to MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors)	1 January 2023
Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to MFRS 112 Income Taxes)	1 January 2023
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Lease Liability in a Sale and Leaseback (Amendments to MFRS 16 Leases)	1 January 2024

The Directors are of opinion that the Standards, Amendments, Annual Improvements and IC Interpretations above would not have any material impact on the financial statements in the year of initial adoption.

**PART A. NOTES TO THE INTERIM FINANCIAL REPORT**

**2. Auditors' report**

The auditor's report on the annual financial statements of the Company for the financial year ended 31 March 2022 was not qualified.

**3. Seasonality of operation**

The Company's business operations in the current quarter have not been materially affected by seasonal or cyclical factors.

**4. Unusual items**

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the financial quarter under review.

**5. Material changes in estimates**

There were no significant changes in estimates that have a material effect on the results for the quarter.

**6. Dividend Paid**

No dividend was paid in the financial quarter under review.

**7. Segmental information**

The Group's reportable segments comprise of investments segment, property development segment, and construction segment.

**Quarter Ended 30 September 2022**

	<b>Investment</b>	<b>Property</b>	<b>Construction</b>	<b>Adjustments and</b>	<b>Total</b>
	<b>RM'000</b>	<b>development</b>	<b>RM'000</b>	<b>eliminations</b>	<b>RM'000</b>
		<b>RM'000</b>		<b>RM'000</b>	
<b>Revenue</b>					
External sales	210	11,073	-	-	11,283
Inter-segment sales	1,726	-	-	(1,726)	-
Total revenue	1,936	11,073	-	(1,726)	11,283
<b>Results</b>					
Segmental results	329	666	(144)	119	970

**PART A. NOTES TO THE INTERIM FINANCIAL REPORT**

**7. Segmental information (Cont'd)**

**Quarter Ended 30 September 2021**

	<b>Investment RM'000</b>	<b>Property development RM'000</b>	<b>Construction RM'000</b>	<b>Adjustments and eliminations RM'000</b>	<b>Total RM'000</b>
<b>Revenue</b>					
External sales	110	14,036	-	-	14,146
Inter-segment sales	435	-	1,143	(1,578)	-
<b>Total revenue</b>	<b>545</b>	<b>14,036</b>	<b>1,143</b>	<b>(1,578)</b>	<b>14,146</b>

**Results**

Segmental results	(969)	1,370	54	(161)	294
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**Cumulative Quarter Ended 30 September 2022**

	<b>Investment RM'000</b>	<b>Property development RM'000</b>	<b>Construction RM'000</b>	<b>Adjustments and eliminations RM'000</b>	<b>Total RM'000</b>
<b>Revenue</b>					
External sales	442	28,023	-	-	28,465
Inter-segment sales	3,143	-	-	(3,143)	-
<b>Total revenue</b>	<b>3,585</b>	<b>28,023</b>	<b>-</b>	<b>(3,143)</b>	<b>28,465</b>

**Results**

Segmental results	694	1,417	(253)	913	2,771
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**Cumulative Quarter Ended 30 September 2021**

	<b>Investment RM'000</b>	<b>Property development RM'000</b>	<b>Construction RM'000</b>	<b>Adjustments and eliminations RM'000</b>	<b>Total RM'000</b>
<b>Revenue</b>					
External sales	221	27,031	-	-	27,252
Inter-segment sales	870	-	5,301	(6,171)	-
<b>Total revenue</b>	<b>1,091</b>	<b>27,031</b>	<b>5,301</b>	<b>(6,171)</b>	<b>27,252</b>

**Results**

Segmental results	(2,128)	1,709	556	(540)	(403)
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**PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)**

**8. Changes in group composition**

There were no changes in the composition of the Group during the financial period under review.

**9. Commitments**

The material commitments for the Company as at the date of this report is as follows:

	<b>Unaudited</b> <b>As at 30 September</b> <b>2022</b> <b>RM'000</b>	<b>Audited</b> <b>As at 31 March</b> <b>2022</b> <b>RM'000</b>
(i) <u>Capital commitments</u>		
Capital expenditure in respect of investment property under construction:		
- Approved but not contracted for	91,478	91,478
- Contracted but not provided for	4,141	4,286
	95,619	95,764
(ii) <u>Commitment</u>		
Commitment in respect of purchase of land held for property development:		
- Contracted but not provided for	42,481	48,770
	42,481	48,770

**10. Contingent assets and liabilities**

	<b>Unaudited</b>	<b>Audited</b>
	<b>30 September 2022</b>	<b>31 March 2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Secured</b>		
Bank guarantee given to third parties	135	195

**11. Significant related party transaction**

There was no significant related party transaction entered by the Company for the second quarter ended 30 September 2022.

**12. Subsequent Events**

There were no material events subsequent to the end of financial quarter ended 30 September 2022.

## PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

## 1. Performance review

(RM'000)	Current Quarter Ended		Cumulative Quarter Ended	
	<u>30 September</u> <u>2022</u>	<u>30 September</u> <u>2021</u>	<u>30 September</u> <u>2022</u>	<u>30 September</u> <u>2021</u>
<b><u>Segment Revenue</u></b>				
Investments	210	110	442	221
Property development	11,073	14,036	28,023	27,031
Construction	-	-	-	-
	<u>11,283</u>	<u>14,146</u>	<u>28,465</u>	<u>27,252</u>
(RM'000)	Current Quarter Ended		Cumulative Quarter Ended	
	<u>30 September</u> <u>2022</u>	<u>30 September</u> <u>2021</u>	<u>30 September</u> <u>2022</u>	<u>30 September</u> <u>2021</u>
<b><u>Segment Result</u></b>				
Investments	(1,337)	(1,404)	(2,329)	(2,998)
Property development	2,436	1,800	5,323	2,788
Construction	(129)	(102)	(223)	(193)
	<u>970</u>	<u>294</u>	<u>2,771</u>	<u>(403)</u>

**Property development segment**Current quarter

The property segment revenue has decreased from RM14.04 million in preceding year corresponding quarter to RM11.07 million in current quarter. The revenue for current year quarter had decreased as a result of lower number of properties sold compared with preceding year corresponding quarter. However, the result has improved from a profit before tax of RM1.80 million to RM2.44 million is mainly due to decrease in administration expenses and finance cost.

Year to date

The property segment revenue for the current year to date increased from RM27.03 million in FY2022 to RM28.02 million in FY2023 while the results has also improved from profit before tax of RM2.79 million to RM5.32 million.

**Construction segment**Current quarter

The Group's construction arm largely provides intercompany construction services to the Group's property development companies. Hence, the revenue from these intercompany services is eliminated at consolidation and resulted no revenue generated at group level. Furthermore, all the projects have achieved its practical completion by end of year 2021 and resulted no revenue generated during this quarter. The loss before tax has increased from RM102,000 in the preceding year corresponding quarter to RM129,000 in current quarter and it is mainly administration expenses.

Year to date

In FY2022, the construction segment revenue is eliminated at consolidation and resulted no revenue generated at group level. All the projects have achieved its practical completion by end of year 2021 and hence no revenue generated during this year. The loss before tax has increased from RM193,000 in FY2022 to RM223,000 in FY2023.

**PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)****1. Performance review (Cont'd)****Investment segment****Current quarter**

The investment segment reported revenue of RM210,000 for Q2 of FY2023 compared to revenue of RM110,000 of preceding year corresponding quarter while the results has also improved from loss before tax of RM1.40 million to RM1.34 million. The improvement of performance in investment segment is due to increase in the interest income derived from current account and money market funds.

**Year to date**

The investment segment revenue for the current year to date of FY2023 has increased from RM221,000 to RM442,000 compared to prior year. The loss before tax has also decreased from RM3.00 million to RM2.33 million due to increase in the interest income and unrealized gain on fair value for money market funds.

**2. Comparison with preceding quarter's results**

The Company registered a revenue and profit before tax of RM11.28 million and RM970,000 respectively for the current quarter under review as compared to the revenue and profit before tax of RM17.18 million and RM1.80 million in the preceding quarter. The drop in revenue and profit before tax were mainly derived from the property development segment.

**3. Prospects**

Today, economic activity continues to weigh down by rising cost pressures, tighter financial conditions, escalation of geopolitical tensions, supply chain disruptions, volatility of currency as well as strict containment measures in China. However, inflationary pressures were more persistent than expected due to the strong demand and elevated commodity prices, despite improvements in supply chain conditions. Consequently, the Monetary Policy Committee ("MPC") of Bank Negara Malaysia decided to lift the Overnight Policy Rate ("OPR") by 25 basis points to 2.75 percent as per Monetary Policy Statement dated 3 November 2022 right after the US Federal raised its Federal Funds Target Rate ("FFTR") by a fourth consecutive 75 basis points to 3.75% to 4.00%. US expected to keep its rate hikes subject to its inflationary targets.

OPR hikes have adversely increased the barriers to access financing by the potential purchasers, reduced the consumer spending sentiment due to a higher cost of borrowing, and resulted the properties will be more expensive to the potential purchasers. In addition, latest indicators show that economic activity driven primarily by robust domestic demand and will remain the key driver of growth outlook. Nevertheless, external demand is expected to moderate following softening global economic growth. Recently, China eases its COVID-19 restrictions after closed the country's borders for years. This, in turn cheered global economic slightly and provided positive outlook.

In this regard, the Group will continue to focus on the launches of the Pekan Nenas Business Park project in the established townships of Johor, ensure the construction work progress of its existing development projects as per schedule and organise marketing campaigns to promote the development projects. The Group also plans to develop an affordable workers' hostel, where all the foreign workers can be centralised in one major industrial location.

The Group remains cautiously optimistic of its prospects in FY2023. We will continue to assess the market condition, invest our capitals in customers, products and businesses to create the most value for our shareholders. Simultaneously, we will also actively identifying and pursuing new business opportunities within our core areas of business, understanding the changing market trends and customers' demands and commit to the path of sustainable growth and profitability.

## PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)

## 4. Variance on profit forecast

Not applicable.

## 5. Items included in the Statement of Income

Profit/(Loss) before tax from the continuing operations is after charging/(crediting) the following:

	Individual Quarter		Cumulative Quarter	
	30/09/2022	30/09/2021	30/09/2022	30/09/2021
	RM'000	RM'000	RM'000	RM'000
Interest income	(215)	(1)	(431)	(2)
Other income	(660)	(302)	(1,262)	(605)
Interest expense	42	85	82	244
Depreciation and amortisation	255	183	484	371
(Reversal)/Provision for and write off of receivables	-	-	-	-
(Reversal)/Provision for and write off of inventories	-	-	-	-
(Gain)/loss on disposal of properties, plant and equipment	-	-	-	-
(Gain)/loss on disposal of investment	(115)	(7)	(115)	(10)
Impairment of assets	-	-	-	-
Foreign exchange (gain)/loss	-	-	-	-
(Gain)/loss on derivatives	-	-	-	-
(Gain)/loss on disposal of subsidiaries	-	-	-	-
(Gain)/loss on disposal of associate	-	-	-	-
Exceptional items	-	-	-	-

## 6. Taxation

	Current Quarter	Year to date
	RM'000	RM'000
Income tax:		
- Current year	(212)	(354)
- Over provision of taxation in prior year	-	-
Deferred tax:		
- Current year	(29)	(219)
	(241)	(573)

Current income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated assessable profit for the quarter.

## PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)

## 7. Borrowings and debt securities

The Company's borrowings, all are repayable in Ringgit Malaysia and secured, as of the end of the quarter are as follows:

	<b>Unaudited</b> <b>30 September</b> <b>2022</b> <b>RM'000</b>	<b>Audited</b> <b>31 March</b> <b>2022</b> <b>RM'000</b>
<b>Non-Current:</b>		
Lease liabilities owing to financial institutions	<u>66</u>	<u>79</u>
<b>Current:</b>		
Lease liabilities owing to financial institutions	<u>81</u>	<u>107</u>

## 8. Material litigation

There is no material litigation since the date of the last annual statements of financial position.

## 9. Dividend

No dividend was recommended for this financial quarter under review.

## 10. (a) Status of Corporate Proposals

Save from the following, there were no corporate proposals announced but not completed as at 15 November 2022, being the last practicable date from the date of the issuance of this report:

On 05 December 2019, the Company's wholly owned subsidiary, Paragon Globe Properties Sdn Bhd ("Paragon Globe Properties"), had on even date, entered into a conditional sale and purchase agreement with Iskandar Capital Sdn Bhd for the proposed acquisition of part of the freehold land held under Geran 507162 Lot 149989 (formerly held under HS(D) 484311 PTD 175988), PTD 175989, Geran 507161 Lot 149991 (formerly held under HS(D) 484312 PTD 175990), all in Mukim of Pulai, District of Johor Bahru, State of Johor measuring approximately 31.1 acres in area known as Plot ED-5A and Plot ED-5B for a total cash consideration of Ringgit Malaysia Sixty Million Nine Hundred Sixty Two Thousand Two Hundred and Twenty (RM60,962,220.00) only. Subsequently, Paragon Globe Properties had entered into a supplemental agreement on the variation of the terms of sales and purchase agreement on 30 April 2021 and 4 March 2022. On 22 August 2022, all the conditions precedent as stated in the SPA have been met and the SPA has become unconditional.

On 24 June 2022, the Company's wholly owned subsidiary, Paragon Platinum Sdn Bhd, has entered into Three (3) Sale and Purchase Agreements ("SPAs") to purchase three pieces of freehold agriculture lands held under (i) GM 950 Lot 282 (ii) GM 439 Lot 283 and (iii) GM 880 Lot 85 all of Mukim Plentong, District of Johor Bahru, State of Johor measuring approximately 26.84 acres for a total cash consideration of RM38,079,420.00.

On 09 November 2022, the Company's wholly owned subsidiary, Paragon Business Hub Sdn Bhd, has entered into a conditional Sale and Purchase Agreement ("SPA") to purchase one piece of freehold land held under Geran 80943 Lot 2699 of Mukim Plentong, District of Johor Bahru, State of Johor measuring approximately 42.2896 hectares for a total cash consideration of RM71,500,000.

## PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)

## 10. (b) Status of utilisation of proceeds

On 28 September 2021, the Company announced that 559,967,499 Rights Shares issued pursuant to the Right Issue were listed and quoted on Main Market of Bursa Malaysia Securities Berhad. Status of utilisation of proceeds as at 15 November 2022, (the last practicable date from the date of the issuance of this report) derived from the corporate proposal by the company as follows:

Purpose	Proposed utilisation RM'000	Actual utilisation RM'000	Reallocation RM'000	Unutilised proceeds RM'000	Intended timeframe for utilisation	Deviation Amount RM'000	Explanation (if the deviation >5%)
Partial settlement of the consideration for acquisition of freehold land	25,450	(21,509)	(3,941)	-	Within 9 <sup>(1)</sup> months	-	N/A
Construction of medical centre	25,000	(3,331)	-	21,669	Within 12 <sup>(2)</sup> months	-	N/A
Working capital	4,997	(5,782)	4,104	3,319	Within 12 <sup>(3)</sup> months	-	N/A
Estimated expenses in relation to Right Issue	550	(387)	(163)	-	Upon completion	-	N/A
<b>Total</b>	<b>55,997</b>	<b>(31,009)</b>	<b>-</b>	<b>24,988</b>		<b>-</b>	

<sup>(1)</sup> Due to the delay of fulfilment of Conditions Precedent which pending approval from government authorities, Company shall delay to utilise the partial settlement of the consideration for acquisition of freehold land for another 12 months.

<sup>(2)</sup> The progress of construction of medical centre has been delayed due to the impact of Covid 19 pandemic and government lockdowns imposed, Company expects to extend 24 months to complete the construction of medical centre.

<sup>(3)</sup> Company expects to extend 12 months to fully utilise working capital.

## 11. Earnings/(loss) per share

Basic earnings/(loss) per share

	Individual Quarter		Cumulative Quarter	
	30/09/2022 RM'000	30/09/2021 RM'000	30/09/2022 RM'000	30/09/2021 RM'000
Net profit/(loss) attributable to owners of the parent	727	155	2,197	(555)
Weighted average number of ordinary shares	746,623	746,623	746,623	746,623
Basic earnings/(loss) per share (sen)	0.10	0.02	0.29	(0.07)

BY ORDER OF THE BOARD  
PARAGON GLOBE BERHAD

Dato' Sri Edwin Tan Pei Seng  
Executive Chairman

Johor Bahru  
22/11/2022