

Summary of Key Financial Information for the period ended 30 June 2024

		INDIVIDUAL		Individual changes		CUMULATIVE		Cumulative changes	
		3 MONTHS ENDED 30/06/2024 RM'000	3 MONTHS ENDED 30/06/2023 RM'000	Amount RM'000	%	3 MONTHS ENDED 30/06/2024 RM'000	3 MONTHS ENDED 30/06/2023 RM'000	Amount RM'000	%
1	Revenue	22,952	9,138	13,814	151.2%	22,952	9,138	13,814	151.2%
2	Profit/(loss) before tax	7,397	(784)	8,181	1043.5%	7,397	(784)	8,181	1043.5%
3	Profit/(loss) for the period	5,731	(827)	6,558	793.0%	5,731	(827)	6,558	793.0%
4	Profit/(loss) attributable to the ordinary equity holders of the parent	5,732	(826)	6,558	793.9%	5,732	(826)	6,558	793.9%
5	Basic earnings/(loss) per share (sen)	0.77	(0.11)	0.88	800.0%	0.77	(0.11)	0.88	800.0%
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 30/06/2024 RM'000	3 MONTHS ENDED 31/03/2024 RM'000	Amount RM'000	%
1	Revenue	22,952	7,850	15,102	192.4%
2	Profit before tax	7,397	2,014	5,383	267.3%
3	Profit for the period	5,731	1,319	4,412	334.5%
4	Profit attributable to the ordinary equity holders of the parent	5,732	1,320	4,412	334.2%
5	Basic earnings per share (sen)	0.77	0.18	0.59	327.8%
6	Proposed / Declared dividend per share (sen)	-	-	-	-

		As At End of Current Quarter	As At Preceding Financial Year End
7	Net assets per share attributable to ordinary equity holders of the parent (RM)	0.41	0.40

ADDITIONAL INFORMATION

		INDIVIDUAL		Individual changes		CUMULATIVE		Cumulative changes	
		3 MONTHS ENDED 30/06/2024 RM'000	3 MONTHS ENDED 30/06/2023 RM'000	Amount RM'000	%	3 MONTHS ENDED 30/06/2024 RM'000	3 MONTHS ENDED 30/06/2023 RM'000	Amount RM'000	%
1	Gross interest income	152	176	(24)	-13.6%	152	176	(24)	-13.6%
2	Gross interest expense	20	26	(6)	-23.1%	20	26	(6)	-23.1%

PARAGON GLOBE BERHAD (194801000095 (1713-A))
 CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
 COMPREHENSIVE INCOME FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED
 30 JUNE 2024



(The figures have not been audited)

	INDIVIDUAL		CUMULATIVE	
	3 MONTHS ENDED 30/06/2024 RM'000	3 MONTHS ENDED 30/06/2023 RM'000	3 MONTHS ENDED 30/06/2024 RM'000	3 MONTHS ENDED 30/06/2023 RM'000
Revenue	22,952	9,138	22,952	9,138
Cost of sales	(12,845)	(7,187)	(12,845)	(7,187)
Gross profit	10,107	1,951	10,107	1,951
Gross profit margin	44.0%	21.4%	44.0%	21.4%
Other items of income				
Other income	343	684	343	684
Other items of expense				
Marketing & distribution expenses	(106)	(51)	(106)	(51)
Administrative expenses	(2,927)	(3,342)	(2,927)	(3,342)
Finance costs	(20)	(26)	(20)	(26)
Profit/(loss) before tax	7,397	(784)	7,397	(784)
Taxation	(1,666)	(43)	(1,666)	(43)
Total comprehensive income/(loss)	5,731	(827)	5,731	(827)
Profit/(loss) attributable to:				
Owners of the parent	5,732	(826)	5,732	(826)
Non-controlling interest	(1)	(1)	(1)	(1)
	5,731	(827)	5,731	(827)
Total comprehensive income/(loss) attributable to:				
Owners of the parent	5,732	(826)	5,732	(826)
Non-controlling interest	(1)	(1)	(1)	(1)
	5,731	(827)	5,731	(827)
Earnings/(loss) per share attributable to owners of the parent (sen per share)				
Basic	0.77	(0.11)	0.77	(0.11)

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 2024.

PARAGON GLOBE BERHAD (194801000095 (1713-A))
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024



	AS AT 30/06/2024 RM'000 (Unaudited)	AS AT 31/03/2024 RM'000 (Audited)
ASSETS		
Non-Current Assets		
Property, plant and equipment	246	233
Right-of-use assets	1,327	1,537
Investment properties	158,421	144,932
Intangible assets	5	6
Inventories	150,177	123,509
	<u>310,176</u>	<u>270,217</u>
Current Assets		
Inventories	124,991	129,024
Other investments	854	17,519
Trade and other receivables	79,302	26,894
Tax recoverable	219	1,424
Contract assets	-	2
Cash and bank balances	45,347	25,389
	<u>250,713</u>	<u>200,252</u>
Total Assets	<u>560,889</u>	<u>470,469</u>
EQUITIES AND LIABILITIES		
Equity Attributable To Owners Of The Parent		
Share capital	259,224	259,224
Retained earnings	42,341	36,609
Other reserves	2,257	2,257
Shareholders' Equity	<u>303,822</u>	<u>298,090</u>
Non-controlling interests	497	499
Total Equity	<u>304,319</u>	<u>298,589</u>
Current Liabilities		
Trade and other payables	19,938	23,381
Borrowing	1,750	1,750
Contract liabilities	66,075	437
Tax payable	-	-
Lease liabilities	759	848
Total Current Liabilities	<u>88,522</u>	<u>26,416</u>
Net Current Assets	<u>162,191</u>	<u>173,836</u>
Non Current Liabilities		
Term loan	162,156	139,453
Deferred tax	5,307	5,307
Lease liabilities	585	704
Total Non Current Liabilities	<u>168,048</u>	<u>145,464</u>
Total Liabilities	<u>256,570</u>	<u>171,880</u>
Net Assets	<u>304,319</u>	<u>298,589</u>
TOTAL EQUITY AND LIABILITIES	<u>560,889</u>	<u>470,469</u>
Net assets per share (RM)	0.41	0.40

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Report for the year ended 31 March 2024.

PARAGON GLOBE BERHAD (194801000095 (1713-A))
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2024
(The figures have not been audited)



	2024	2023
	3 months ended	3 months ended
	30 June	30 June
	RM'000	RM'000
Cash flow from operating activities		
Profit / (loss) before tax	7,397	(784)
Adjustments for non-cash flow items :-		
Non-cash items	227	255
Non-operating items	(253)	(550)
Operating (loss)/profit before changes in working capital	7,371	(1,079)
Changes in working capital		
Net change in assets	(74,624)	(40,678)
Net change in current liabilities	61,815	2,193
Net cash used in operations	(5,438)	(39,564)
Tax recovered	-	211
Tax paid	(462)	(208)
Net cash used in operating activities	(5,900)	(39,561)
Cash flow from investing activities		
Additional of investment properties	(9,625)	(4,872)
Interest received	152	176
Withdrawal/(Placement) in investment deposit	16,785	30,437
Placement of fixed income instruments	(662)	(21)
Purchase of property, plant and equipment	(30)	(15)
Repayment from related parties	(35)	10
Net cash generated from investing activities	6,585	25,715
Cash flow from financing activities		
Drawdown of term loan	18,839	-
Repayment of finance lease liabilities	(22)	(21)
Repayment of operating lease liabilities	(206)	(206)
Net cash generated from / (used in) financing activities	18,611	(227)
Net change in cash & cash equivalents	19,296	(14,073)
Cash & cash equivalents at beginning of the period	24,642	40,276
Cash & cash equivalents at end of the period	43,938	26,203
Cash & cash equivalents comprise:		
Cash & bank balances	45,347	26,455
Less: Short term fixed income instruments pledged	(1,409)	(252)
Total cash and cash equivalents	43,938	26,203

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Report for the year ended 31 March 2024.

PARAGON GLOBE BERHAD (194801000095 (1713-A))
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2024

(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 ———→	Distributable				
	Capital Reserves RM'000	Share Capital RM'000	Retained Earnings RM'000			
Opening balance at 1 April 2024	2,257	259,224	36,609	298,090	498	298,588
Profit/(loss) for the period	-	-	5,732	5,732	(1)	5,731
Total comprehensive loss	-	-	5,732	5,732	(1)	5,731
Closing balance at 30 June 2024	2,257	259,224	42,341	303,822	497	304,319
Opening balance at 1 April 2023	2,257	259,224	37,849	299,330	501	299,831
Loss for the period	-	-	(826)	(826)	(1)	(827)
Total comprehensive loss	-	-	(826)	(826)	(1)	(827)
Closing balance at 30 June 2023	2,257	259,224	37,023	298,504	500	299,004

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Audited Financial Report for the year ended 31 March 2024.

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 2024. 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 2024.

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 2024.

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

MFRSs and IC Interpretations (including the Consequential Amendments)	Effective Date
Amendments to MFRS 16 <i>Lease Liability in a Sale and Leaseback</i>	1 January 2024
Amendments to MFRS 101 <i>Classification of Liabilities as Current or Non-current</i>	1 January 2024
Amendments to MFRS 101 <i>Non-current Liabilities with Covenants</i>	1 January 2024
Amendments to MFRS 107 and MFRS 7 <i>Supplier Finance Arrangements</i>	1 January 2024

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 121 <i>Lack of Exchangeability</i>	1 January 2025
Amendments to MFRS 9 and MFRS 7 <i>Amendments to the Classification and Measurement of Financial Instruments</i>	1 January 2026
MFRS 18 <i>Presentation and Disclosure in Financial Statements</i>	1 January 2027
MFRS 19 <i>Subsidiaries without Public Accountability: Disclosures</i>	1 January 2027
Amendments to MFRS 10 and MFRS 128 <i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i>	Deferred

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 2024 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 June 2024

	Investment RM'000	Property development RM'000	Construction RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue					
External sales	66	22,886	-	-	22,952
Inter-segment sales	2,324	-	12,988	(15,312)	-
Total revenue	<u>2,390</u>	<u>22,886</u>	<u>12,988</u>	<u>(15,312)</u>	<u>22,952</u>
Profit/(loss) before tax					
Segmental results	<u>191</u>	<u>6,309</u>	<u>(160)</u>	<u>1,058</u>	<u>7,398</u>

PART A. NOTES TO THE INTERIM FINANCIAL REPORT

7. Segmental information (Cont'd)

Quarter Ended 30 June 2023

	Investment RM'000	Property development RM'000	Construction RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue					
External sales	199	7,575	1,364	-	9,138
Inter-segment sales	2,010	-	6,440	(8,450)	-
Total revenue	2,209	7,575	7,804	(8,450)	9,138
Profit/(loss) before tax					
Segmental results	486	(838)	(496)	64	(784)

Cumulative Quarter Ended 30 June 2024

	Investment RM'000	Property development RM'000	Construction RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue					
External sales	66	22,886	-	-	22,952
Inter-segment sales	2,324	-	12,988	(15,312)	-
Total revenue	2,390	22,886	12,988	(15,312)	22,952
Profit/(loss) before tax					
Segmental results	191	6,309	(160)	1,058	7,398

Cumulative Quarter Ended 30 June 2023

	Investment RM'000	Property development RM'000	Construction RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue					
External sales	199	7,575	1,364	-	9,138
Inter-segment sales	2,010	-	6,440	(8,450)	-
Total revenue	2,209	7,575	7,804	(8,450)	9,138
Profit/(loss) before tax					
Segmental results	486	(838)	(496)	64	(784)

PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)**8. Changes in group composition**

During the current year to date, the changes in the composition of the group are as follow:

Incorporation of wholly-owned subsidiaries

- (i) On 14 May 2024, the Company incorporated a wholly-owned subsidiary, PGB Desa Heights Sdn Bhd ("PDHSB"), with an issued and paid-up capital of RM100, comprising 100 ordinary shares. PDHSB was incorporated under Companies Act 2016 and its principal activity is properties development.

9. Commitments

The material commitments for the Company is as follows:

	Unaudited As at 30 June 2024 RM'000	Audited As at 31 March 2024 RM'000
(i) <u>Capital commitment</u> Capital expenditure in respect of investment property under construction	51,013	59,864
(ii) <u>Commitment</u> Contracted but not provided for land acquisition	166,813	144,695

PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

10. Contingent assets and liabilities

	Unaudited	Audited
	30 June 2024	31 March 2024
	RM'000	RM'000
Secured		
Bank guarantee given to third parties	696	438

11. Significant related party transaction

There was no significant related party transaction entered by the Company for the first quarter ended 31 June 2024.

12. Subsequent Events

There were no material events subsequent to the end of financial quarter ended 30 June 2024 except for:

- (i) On 03 April 2024, the Company's wholly owned subsidiary, Paragon Business Hub Sdn Bhd ("PBHSB"), has entered into a Sale and Purchase Agreements to purchase one piece of freehold land held under Geran Mukim 462 Lot 94, in the Mukim of Plentong, District of Johor Bahru, State of Johor measuring an approximate area of 9.8437 acres for a total cash consideration of RM13,500,000.00. Acquisition has been completed on 2 July 2024 pursuant to the terms of the SPA.
- (ii) On 17 November 2023, the Company's wholly owned subsidiary, PGB Landmark Sdn Bhd, has entered into 8 Sale and Purchase Agreements to purchase a total of 7 plots of freehold lands located in the Mukim of Tanjung Kupang and 1 plot of freehold land located in the Mukim of Pulai, all located in the district of Johor Bahru, State of Johor measuring in aggregate an approximate area of 46.904 hectares for a total cash consideration of RM146,071,898.47. Five out of eight SPAs were completed on 13 June 2024 and 19 July 2024 respectively pursuant to terms of SPAs.
- (iii) On 29 July 2024, PBHSB entered into a conditional sale and purchase agreement for the proposed acquisition of 2 parcels of freehold lands held under GM 757 Lot 90 and GM 1083 Lot 923, in the Mukim of Plentong, District of Johor Bahru, State of Johor measuring approximately 11.09 acres and 8.24 acres respectively for a total cash consideration of RM34,957,133.78.
- (iv) On 02 August 2024, PBHSB has entered into another conditional sale and purchase agreement with BDCVI for the proposed disposal by PBHSB of part of a parcel of freehold land held under Geran 80943 Lot 2699, in the Mukim of Plentong, District of Johor Bahru, State of Johor measuring approximately 19.759 acres for a cash consideration of RM98,980,734.60.
- (v) On 14 August 2024, the Company's wholly owned subsidiary, PGB Desa Heights Sdn Bhd, has entered into a development rights agreement for the proposed development of 2 parcels of freehold lands held under HS(D) 577114 PTB 24234 and HS(D) 577113 PTB 24233, in the Township of Johor Bahru, District of Johor Bahru, State of Johor owned by Tropicana Danga Bay Sdn Bhd, measuring approximately 3.51 acres and 3.62 acres respectively.

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

1. Performance review

(RM'000)	Current Quarter Ended		Cumulative Quarter Ended	
	<u>30 June</u> <u>2024</u>	<u>30 June</u> <u>2023</u>	<u>30 June</u> <u>2024</u>	<u>30 June</u> <u>2023</u>
<u>Segment Revenue</u>				
Investments	66	199	66	199
Property development	22,886	7,575	22,886	7,575
Construction	-	1,364	-	1,364
	<u>22,952</u>	<u>9,138</u>	<u>22,952</u>	<u>9,138</u>
(RM'000)	Current Quarter Ended		Cumulative Quarter Ended	
	<u>30 June</u> <u>2024</u>	<u>30 June</u> <u>2023</u>	<u>30 June</u> <u>2024</u>	<u>30 June</u> <u>2023</u>
<u>Profit/(loss) before tax</u>				
Investments	(2,088)	(1,494)	(2,088)	(1,494)
Property development	9,627	803	9,627	803
Construction	(141)	(93)	(141)	(93)
	<u>7,398</u>	<u>(784)</u>	<u>7,398</u>	<u>(784)</u>

Property development segment

Current quarter and Year to date

The property segment revenue has increased from RM7.57 million in preceding year corresponding quarter to RM22.89 million in current quarter. The revenue boost was mainly due to land sales in Desa Cemerlang, Johor and sales of detached factories in Pekan Nenas, Johor. The result for property segment has also increased from a profit before tax of RM803,000 to RM9.63 million.

Construction segment

Current quarter and Year to date

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 during current quarter. The construction segment achieved a revenue of RM1.36 million in preceding year corresponding quarter which is derived from construction of Detached Factory in Pekan Nenas, Johor. The loss before tax has increased from RM93,000 in the preceding year corresponding quarter to loss before tax of RM141,000 in current quarter. The cost incurred was mainly for administrative expenses.

Investment segment

Current quarter and Year to date

The investment segment revenue for current quarter has decreased from RM199,000 to RM66,000 compared to preceding year corresponding quarter. The loss before tax has increased from RM1.49 million to RM2.09 million, mainly due to a decrease in fair value gain on other investment.

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)**2. Comparison with preceding quarter's results**

The Company registered a revenue of RM22.95 million during current quarter under review as compared to the revenue of RM7.85 million in the preceding quarter. The result has improved from profit before tax of RM2.01 million in preceding quarter to profit before tax of RM7.40 million in current quarter mainly due to mainly due to land sales in Desa Cemerlang, Johor and sales of detached factories in Pekan Nenas, Johor.

3. Prospects

As we look ahead to 2024, the global economy faces continued slow growth. The World Bank predicts global gross domestic product ("GDP") growth to decelerate to 2.4%, marking the third consecutive year of slowdown. This trend stems mainly from tighter financial conditions and economic uncertainties in key markets. In addition, ongoing geopolitical tensions continue to pose risks to global trade and capital flows, which could potentially affect our market.

Despite these global challenges, Malaysia is expected to show resilience. The Ministry of Finance projects our GDP growth at 4% to 5% in 2024, largely driven by strong domestic demand. Malaysia continues to attract foreign investment, supported by its strong economy and favourable business environment. Notably, the signing of the Johor-Singapore Special Economic Zone ("JSSEZ") memorandum of understanding ("MOU") between Malaysia and Singapore marks a significant step forward for economic collaboration in the region.

Johor has become a focal point for growth, particularly in the digital economy. Malaysia's strategic location, affordable entry costs and talented workforce make it an attractive destination hub for data center investments. The establishment of Forest City as a Special Financial Zone further enhances Johor's appeal, positioning the state as a key destination for both local and international businesses. Since 2023, we have witnessed numerous development announcements and land transactions that further validate Johor's growth trajectory. To capitalise on this momentum, the Group has entered into agreements to sell part of a land parcel to a leading data center provider. This transaction allows us to unlock the value of our land assets and supports our future growth in the digital economy.

Sustainability remains a central pillar of our corporate strategy. We are committed to embedding environmental, social, and governance ("ESG") principles across all aspects of our operations, ensuring that we contribute positively to both environment and society while driving long-term value for our stakeholders. In line with this commitment, the Group is targeting GreenRE Certification for our future developments, further demonstrating our dedication to incorporating sustainable development standards. Furthermore, PGB has formalised a strategic partnership with United Overseas Bank (Malaysia) Bhd through the signing of a MOU. This partnership is set to bolster our journey towards sustainability and green project development, as we work towards aligning our business growth with the principles of responsible and sustainable development.

We are also witnessing increased demand for our industrial and commercial properties, alongside a rise in the value of our investment properties. Our properties have successfully attracted multinational corporations ("MNCs"), creating a ripple effect that has drawn further interest from both MNCs and local enterprises looking to purchase or lease property units within our developments. Moving forward, our focus remains on promoting existing projects while preparing for new launches to meet demand. We will explore opportunities to diversify our offerings to balance revenue streams and mitigate risks from fluctuations in the property market.

Looking ahead, we remain cautiously optimistic about the economic outlook. We will monitor market conditions closely, investing capital wisely in our customers, products, and businesses. While we remain vigilant about potential changes in the macroeconomic landscape, we will continue to seek out suitable landbank opportunities that align with our long-term strategic goals. As always, management will collaborate closely with the Board to explore new business opportunities within our core sectors, while adapting to evolving market trends and consistently meeting our customers' evolving needs. Our unwavering commitment is to 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 is after charging/(crediting) the following:

	Individual Quarter		Cumulative Quarter	
	30/06/2024	30/06/2023	30/06/2024	30/06/2023
	RM'000	RM'000	RM'000	RM'000
Interest income	(152)	(176)	(152)	(176)
Other income	(118)	(563)	(118)	(563)
Interest expense	20	26	20	26
Depreciation and amortisation	227	254	227	254
(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	(120)	(96)	(120)	(96)
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	(1,666)	(1,666)
	(1,666)	(1,666)

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 follows:

	Unaudited 30 June 2024 RM'000	Audited 31 March 2024 RM'000
Non-Current:		
Lease liabilities owing to financial institutions	290	308
Term loan	162,156	139,453
	<u>162,446</u>	<u>139,761</u>
Current:		
Lease liabilities owing to financial institutions	72	72
Term loan	1,750	1,750
	<u>1,822</u>	<u>1,822</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. Status of Corporate Proposals

Save from the following, there were no corporate proposals announced but not completed as at 20 August 2024, being the last practicable date from the date of the issuance of this report:

On 17 November 2023, the Company's wholly owned subsidiary, PGB Landmark Sdn Bhd, has entered into 8 Sale and Purchase Agreements to purchase a total of 7 plots of freehold lands located in the Mukim of Tanjung Kupang and 1 plot of freehold land located in the Mukim of Pulai, all located in the district of Johor Bahru, State of Johor measuring in aggregate an approximate area of 46.904 hectares for a total cash consideration of RM146,071,898.47. Five out of eight SPAs were completed on 13 June 2024 and 19 July 2024 respectively pursuant to terms of SPAs.

On 08 May 2024, the Company's wholly owned subsidiary, Paragon Business Hub Sdn Bhd ("PBHSB"), has entered into a conditional Sale and Purchase Agreement with Bridge Data Centres Malaysia IV Sdn. Bhd. ("BDCVI") for the proposed disposal of part of a parcel of freehold land held under Geran 80943 Lot 2699, in the Mukim of Plentong, District of Johor Bahru, State of Johor measuring approximately 47.860 acres for a cash consideration of RM238,317,195.60.

On 30 May 2024, PBHSB entered into a conditional sale and purchase agreement for the proposed acquisition of all that piece of freehold land held under HSD 631308 Lot PTD 250799, in the Mukim of Plentong, District of Johor Bahru, State of Johor measuring approximately 14.85 acres for a purchase consideration of RM28,563,133.20 to be satisfied in cash.

On 29 July 2024, PBHSB entered into a conditional sale and purchase agreement for the proposed acquisition of 2 parcels of freehold lands held under GM 757 Lot 90 and GM 1083 Lot 923, in the Mukim of Plentong, District of Johor Bahru, State of Johor measuring approximately 11.09 acres and 8.24 acres respectively for a total cash consideration of RM34,957,133.78.

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)**10. Status of Corporate Proposals (Cont'd)**

On 02 August 2024, PBHSB has entered into another conditional sale and purchase agreement with BDCVI for the proposed disposal by PBHSB of part of a parcel of freehold land held under Geran 80943 Lot 2699, in the Mukim of Plentong, District of Johor Bahru, State of Johor measuring approximately 19.759 acres for a cash consideration of RM98,980,734.60.

On 14 August 2024, the Company's wholly owned subsidiary, PGB Desa Heights Sdn Bhd, has entered into a development rights agreement for the proposed development of 2 parcels of freehold lands held under HS(D) 577114 PTB 24234 and HS(D) 577113 PTB 24233, in the Township of Johor Bahru, District of Johor Bahru, State of Johor owned by Tropicana Danga Bay Sdn Bhd, measuring approximately 3.51 acres and 3.62 acres respectively.

11. Earnings/(loss) per share

Basic earnings/(loss) per share

	Individual Quarter		Cumulative Quarter	
	30/06/2024 RM'000	30/06/2023 RM'000	30/06/2024 RM'000	30/06/2023 RM'000
Net profit/(loss) attributable to owners of the parent	5,732	(826)	5,732	(826)
Weighted average number of ordinary shares	746,623	746,623	746,623	746,623
Basic earnings/(loss) per share (sen)	0.77	(0.11)	0.77	(0.11)

**BY ORDER OF THE BOARD
PARAGON GLOBE BERHAD**

**Dato' Sri Edwin Tan Pei Seng
Executive Chairman**

**Johor Bahru
27/08/2024**