

**Summary of Key Financial Information for the period ended 30 September 2024**

		INDIVIDUAL		Individual changes		CUMULATIVE		Cumulative changes	
		3 MONTHS ENDED 30/09/2024 RM'000	3 MONTHS ENDED 30/09/2023 RM'000	Amount RM'000	%	6 MONTHS ENDED 30/09/2024 RM'000	6 MONTHS ENDED 30/09/2023 RM'000	Amount RM'000	%
1	Revenue	61,121	17,100	44,021	257.4%	84,073	26,238	57,835	220.4%
2	Profit before tax	12,703	1,186	11,517	971.1%	20,101	402	19,699	4900.2%
3	Profit/(loss) for the period	9,086	415	8,671	2089.4%	14,818	(412)	15,230	3696.6%
4	Profit/(loss) attributable to the ordinary equity holders of the parent	9,084	415	8,669	2088.9%	14,817	(411)	15,228	3705.1%
5	Basic earnings/(loss) per share (sen)	1.22	0.06	1.16	1933.3%	1.98	(0.06)	2.04	3400.0%
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 30/09/2024 RM'000	3 MONTHS ENDED 30/06/2024 RM'000	Amount RM'000	%
1	Revenue	61,121	22,952	38,169	166.3%
2	Profit before tax	12,703	7,397	5,306	71.7%
3	Profit for the period	9,086	5,731	3,355	58.5%
4	Profit attributable to the ordinary equity holders of the parent	9,084	5,732	3,352	58.5%
5	Basic earnings per share (sen)	1.22	0.77	0.45	58.4%
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)	0.42	0.40

**ADDITIONAL INFORMATION**

		INDIVIDUAL		Individual changes		CUMULATIVE		Cumulative changes	
		3 MONTHS ENDED 30/09/2024 RM'000	3 MONTHS ENDED 30/09/2023 RM'000	Amount RM'000	%	6 MONTHS ENDED 30/09/2024 RM'000	6 MONTHS ENDED 30/09/2023 RM'000	Amount RM'000	%
1	Gross interest income	158	89	69	77.5%	310	265	45	17.0%
2	Gross interest expense	3,722	22	3,700	16818.2%	3,742	48	3,694	7695.8%

**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 2024**



*(The figures have not been audited)*

	INDIVIDUAL		CUMULATIVE	
	3 MONTHS ENDED 30/09/2024 RM'000	3 MONTHS ENDED 30/09/2023 RM'000	6 MONTHS ENDED 30/09/2024 RM'000	6 MONTHS ENDED 30/09/2023 RM'000
Revenue	61,121	17,100	84,073	26,238
Cost of sales	(42,024)	(12,788)	(54,869)	(19,975)
Gross profit	19,097	4,312	29,204	6,263
<b>Gross profit margin</b>	<b>31.2%</b>	<b>25.2%</b>	<b>34.7%</b>	<b>23.9%</b>
<b>Other items of income</b>				
Other income	616	668	959	1,352
<b>Other items of expense</b>				
Marketing & distribution expenses	(65)	(45)	(171)	(96)
Administrative expenses	(3,223)	(3,727)	(6,149)	(7,069)
Finance costs	(3,722)	(22)	(3,742)	(48)
<b>Profit before tax</b>	<b>12,703</b>	<b>1,186</b>	<b>20,101</b>	<b>402</b>
Taxation	(3,617)	(771)	(5,283)	(814)
<b>Total comprehensive income/(loss)</b>	<b>9,086</b>	<b>415</b>	<b>14,818</b>	<b>(412)</b>
<b>Profit attributable to:</b>				
Owners of the parent	9,084	415	14,817	(411)
Non-controlling interest	2	-	1	(1)
	<b>9,086</b>	<b>415</b>	<b>14,818</b>	<b>(412)</b>
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the parent	9,084	415	14,817	(411)
Non-controlling interest	2	-	1	(1)
	<b>9,086</b>	<b>415</b>	<b>14,818</b>	<b>(412)</b>
<b>Earnings/(loss) per share attributable to owners of the parent (sen per share)</b>				
Basic	1.22	0.06	1.98	(0.06)

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 SEPTEMBER 2024**



	<b>AS AT 30/09/2024</b>	<b>AS AT 31/03/2024</b>
	<b>RM'000</b>	<b>RM'000</b>
	(Unaudited)	(Audited)
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	259	233
Right-of-use assets	1,116	1,537
Investment properties	163,559	144,932
Intangible assets	4	6
Inventories	268,557	123,509
	<u>433,495</u>	<u>270,217</u>
<b>Current Assets</b>		
Inventories	133,941	129,024
Other investments	79,194	17,519
Trade and other receivables	158,799	26,894
Tax recoverable	-	1,424
Contract assets	-	2
Cash and bank balances	33,075	25,389
	<u>405,009</u>	<u>200,252</u>
<b>Total Assets</b>	<u>838,504</u>	<u>470,469</u>
<b>EQUITIES AND LIABILITIES</b>		
<b>Equity Attributable To Owners Of The Parent</b>		
Share capital	259,224	259,224
Retained earnings	51,426	36,609
Other reserves	2,257	2,257
<b>Shareholders' Equity</b>	<u>312,907</u>	<u>298,090</u>
Non-controlling interests	499	499
<b>Total Equity</b>	<u>313,406</u>	<u>298,589</u>
<b>Current Liabilities</b>		
Trade and other payables	30,677	23,381
Borrowing	3,937	1,750
Contract liabilities	209,847	437
Tax payable	4,700	-
Lease liabilities	619	848
<b>Total Current Liabilities</b>	<u>249,780</u>	<u>26,416</u>
<b>Net Current Assets</b>	<u>155,229</u>	<u>173,836</u>
<b>Non Current Liabilities</b>		
Term loan	271,246	139,453
Deferred tax	3,557	5,307
Lease liabilities	515	704
<b>Total Non Current Liabilities</b>	<u>275,318</u>	<u>145,464</u>
<b>Total Liabilities</b>	<u>525,098</u>	<u>171,880</u>
<b>Net Assets</b>	<u>313,406</u>	<u>298,589</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>838,504</u>	<u>470,469</u>
<b>Net assets per share (RM)</b>	0.42	0.40

**PARAGON GLOBE BERHAD (194801000095 (1713-A))**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2024**

*(The figures have not been audited)*



	<b>2024</b>	<b>2023</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	20,101	402
<b>Adjustments for non-cash flow items :-</b>		
Non-cash items	456	498
Non-operating items	2,161	(898)
Operating profit before changes in working capital	<u>22,718</u>	<u>2</u>
<b>Changes in working capital</b>		
Net change in assets	(284,498)	(52,972)
Net change in current liabilities	216,486	(1,959)
Net cash used in operations	<u>(45,294)</u>	<u>(54,929)</u>
Tax recovered	-	211
Tax paid	(910)	(415)
Net cash used in operating activities	<u>(46,204)</u>	<u>(55,133)</u>
<b>Cash flow from investing activities</b>		
Additional of investment properties	(33,755)	(11,371)
Interest received	310	265
Withdrawal/(Placement) in investment deposit	(61,230)	43,839
Placement of fixed income instruments	(875)	(23)
Purchase of property, plant and equipment	(63)	(23)
Repayment from related parties	(27)	9
Net cash (used in)/generated from investing activities	<u>(95,638)</u>	<u>32,696</u>
<b>Cash flow from financing activities</b>		
Drawdown of term loan	149,107	-
Repayment of finance lease liabilities	(44)	(43)
Repayment of operating lease liabilities	(411)	(411)
Net cash generated from / (used in) financing activities	<u>148,652</u>	<u>(454)</u>
<b>Net change in cash &amp; cash equivalents</b>	<b>6,810</b>	<b>(22,891)</b>
Cash & cash equivalents at beginning of the period	<u>24,642</u>	<u>40,276</u>
Cash & cash equivalents at end of the period	<u><u>31,452</u></u>	<u><u>17,385</u></u>
<b>Cash &amp; cash equivalents comprise:</b>		
Cash & bank balances	33,075	17,637
Less: Short term fixed income instruments pledged	(1,623)	(252)
Total cash and cash equivalents	<u><u>31,452</u></u>	<u><u>17,385</u></u>

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 SEPTEMBER 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 —————→ Capital Reserves RM'000	Share Capital RM'000	Distributable Retained Earnings RM'000			
Opening balance at 1 April 2024	2,257	259,224	36,609	298,090	498	298,588
Profit for the year	-	-	14,817	14,817	1	14,818
Total comprehensive income	-	-	14,817	14,817	1	14,818
Closing balance at 30 September 2024	2,257	259,224	51,426	312,907	499	313,406
Opening balance at 1 April 2023	2,257	259,224	37,849	299,330	501	299,831
Loss for the period	-	-	(411)	(411)	(1)	(412)
Total comprehensive loss	-	-	(411)	(411)	(1)	(412)
Closing balance at 30 September 2023	2,257	259,224	37,438	298,919	500	299,419

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): -

<b>MFRSs and IC Interpretations (including the Consequential Amendments)</b>	<b>Effective Date</b>
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.

<b>MFRSs and IC Interpretations (Including the Consequential Amendments)</b>	<b>Effective Date</b>
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
Amendments that are part of Annual Improvements – Volume 11:	1 January 2026
Amendments to MFRS 1 <i>First-time Adoption of Malaysian Financial Reporting Standards</i>	
Amendments to MFRS 7 <i>Financial Instruments: Disclosures</i>	
Amendments to MFRS 9 <i>Financial Instruments</i>	
Amendments to MFRS 10 <i>Consolidated Financial Statements</i>	
Amendments to MFRS 107 <i>Statement of Cash Flows</i>	
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 September 2024**

	<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	21	61,100	-	-	61,121
Inter-segment sales	2,519	-	37,563	(40,082)	-
Total revenue	<u>2,540</u>	<u>61,100</u>	<u>37,563</u>	<u>(40,082)</u>	<u>61,121</u>
<b>Profit/(loss) before tax</b>					
Segmental results	<u>66</u>	<u>20,005</u>	<u>999</u>	<u>(8,367)</u>	<u>12,703</u>

## PART A. NOTES TO THE INTERIM FINANCIAL REPORT

## 7. Segmental information (Cont'd)

## Quarter Ended 30 September 2023

	Investment RM'000	Property development RM'000	Construction RM'000	Adjustments and eliminations RM'000	Total RM'000
<b>Revenue</b>					
External sales	143	16,568	389	-	17,100
Inter-segment sales	2,203	-	8,420	(10,623)	-
Total revenue	2,346	16,568	8,809	(10,623)	17,100
<b>Profit/(loss) before tax</b>					
Segmental results	370	1,145	(297)	(32)	1,186

## Cumulative Quarter Ended 30 September 2024

	Investment RM'000	Property development RM'000	Construction RM'000	Adjustments and eliminations RM'000	Total RM'000
<b>Revenue</b>					
External sales	87	83,986	-	-	84,073
Inter-segment sales	4,843	-	50,551	(55,394)	-
Total revenue	4,930	83,986	50,551	(55,394)	84,073
<b>Profit/(loss) before tax</b>					
Segmental results	257	26,314	839	(7,309)	20,101

## Cumulative Quarter Ended 30 September 2023

	Investment RM'000	Property development RM'000	Construction RM'000	Adjustments and eliminations RM'000	Total RM'000
<b>Revenue</b>					
External sales	343	24,142	1,753	-	26,238
Inter-segment sales	4,213	-	14,860	(19,073)	-
Total revenue	4,556	24,142	16,613	(19,073)	26,238
<b>Profit/(loss) before tax</b>					
Segmental results	856	308	(793)	31	402



**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.
- (ii) On 20 September 2024, the Company incorporated a wholly-owned subsidiary, PGB Gardens Sdn Bhd ("PGSB"), with an issued and paid-up capital of RM100, comprising 100 ordinary shares. PGSB was incorporated under Companies Act 2016 and its principal activity is properties development.

**Cessation of wholly-owned subsidiaries**

- (i) On 15 August 2024, the Company disposed 99 ordinary shares in its subsidiary, Sepang Medicity Sdn Bhd ("SMSB"), representing 99% of the issued and paid-up capital of SMSB, for a total cash consideration of RM99. Subsequently, SMSB has ceased to be a subsidiary of Paragon Globe Berhad.

**9. Commitments**

The material commitments for the Company is as follows:

	<b>Unaudited As at 30 September 2024 RM'000</b>	<b>Audited As at 31 March 2024 RM'000</b>
(i) <u>Capital commitment</u>		
Capital expenditure in respect of investment property under construction	32,398	59,864
(ii) <u>Commitment</u>		
Contracted but not provided for land acquisition	180,365	144,695

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

**10. Contingent assets and liabilities**

	<b>Unaudited</b>	<b>Audited</b>
	<b>30 September 2024</b>	<b>31 March 2024</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Secured</b>		
Bank guarantee given to third parties	494	438

**11. Significant related party transaction**

There was no significant related party transaction entered by the Company for the second quarter ended 30 September 2024.

**12. Subsequent Events**

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

On 12 November 2024, the Company's wholly owned subsidiary, Paragon Globe Properties Sdn Bhd, has entered into 3 development rights agreements for the proposed development of 3 parcels of freehold lands held under HSD 609000 PTD 217844, HSD 609004 PTD 217850 and HSD 609024 PTD 217881, in the Mukim of Pulai, District of Johor Bahru, State of Johor owned by Iskandar Capital Sdn Bhd, measuring approximately 4.10 acres, 11.50 acres and 55.92 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 September</u> <u>2024</u>	<u>30 September</u> <u>2023</u>	<u>30 September</u> <u>2024</u>	<u>30 September</u> <u>2023</u>
<b><u>Segment Revenue</u></b>				
Investments	21	143	87	343
Property development	61,100	16,568	83,986	24,142
Construction	-	389	-	1,753
	<u>61,121</u>	<u>17,100</u>	<u>84,073</u>	<u>26,238</u>

(RM'000)	Current Quarter Ended		Cumulative Quarter Ended	
	<u>30 September</u> <u>2024</u>	<u>30 September</u> <u>2023</u>	<u>30 September</u> <u>2024</u>	<u>30 September</u> <u>2023</u>
<b><u>Profit/(loss) before tax</u></b>				
Investments	(2,239)	(1,803)	(4,327)	(3,297)
Property development	15,141	3,098	24,768	3,901
Construction	(199)	(109)	(340)	(202)
	<u>12,703</u>	<u>1,186</u>	<u>20,101</u>	<u>402</u>

**Property development segment****Current quarter**

The property segment revenue has increased from RM16.57 million in preceding year corresponding quarter to RM61.10 million in current quarter. The revenue boost was mainly due to land sales in Desa Cemerlang, Johor as well as sales of detached factories and shop offices in Pekan Nenas, Johor. The result for property segment has also improved from a profit before tax of RM3.10 million to RM15.14 million.

**Year to date**

The property segment's revenue for the current year to date has seen a significant increase, rising from RM24.14 million in FY2024 to RM83.99 million in FY2025. Consequently, the profit before tax has also surged from RM3.90 million to RM24.77 million. This impressive growth is primarily attributed to the land sales in Desa Cemerlang.

**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 during current quarter. The construction segment achieved a revenue of RM389,000 in preceding year corresponding quarter which is derived from construction of Detached Factory in Pekan Nenas, Johor. The loss before tax has increased from RM109,000 in the preceding year corresponding quarter to loss before tax of RM199,000 in current quarter. The cost incurred was mainly for administrative expenses.

**Year to date**

The construction segment revenue for current year to-date is eliminated at consolidation as this year only have intercompany transaction which resulted no revenue generated at group level as compared to RM1.75 million in FY2024 which the Company have external contract awarded. The loss before tax has also increased from RM202,000 to RM340,000 in current year.

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

The investment segment revenue for current quarter has decreased from RM143,000 to RM21,000 compared to preceding year corresponding quarter. The loss before tax has increased from RM1.80 million to RM2.24 million.

**Year to date**

The investment segment reported revenue of RM87,000 in current year compared to revenue of RM343,000 in prior year while the loss before tax has increased from RM3.30 million to RM4.33 million mainly due to increase of administrative expenses and decrease in fair value gain on other investment and investment properties

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

The Company registered a revenue of RM61.12 million during current quarter under review as compared to the revenue of RM22.95 million in the preceding quarter. The result has improved from profit before tax of RM7.40 million in preceding quarter to profit before tax of RM12.70 million in current quarter mainly due to mainly due to land sales in Desa Cemerlang, Johor as well as sales of detached factories and shop offices in Pekan Nenas, Johor.

**3. Prospects**

As we step into Q2 FY2025, PGB continues to chart a strategic path forward, leveraging favourable economic conditions, recent key agreements and strategic partnership to drive sustainable growth. The global economic recovery remains on track, supported by moderating inflation, resilient labour markets, and sustained global trade momentum. Malaysia is poised for continued economic expansion, with employment and wage growth, coupled with measures introduced under Budget 2025, providing a strong foundation for household spending and investment activity, offering a promising backdrop for PGB's developments.

The recent signing of development rights agreements ("DRAs") with Investment Capital Sdn Bhd and Tropicana Danga Bay Sdn Bhd marks a significant milestone for the Group. These DRAs enable the Group to accelerate project timelines and tap into synergies with experienced partners, further enhancing our competitive edge in the property development sector.

In addition, the PGB Tech Park in Nusajaya, set to launch in phases starting Q1 2026, remains a cornerstone of our growth strategy. This landmark project reflects our commitment to sustainability through its targeted GreenRE Gold Certification and strategic location, which is poised to attract industrial and commercial investments. Coupled with the broader momentum in Johor, driven by initiatives such as Johor-Singapore Special Economic Zone and the Forest City Special Financial Zone, PGB is well-positioned to capitalise on the region's rising prominence.

The Group's ongoing partnership with United Overseas Bank (Malaysia) Berhad through a memorandum of understanding further highlights our dedication to sustainability and green development. This partnership supports 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 aim to create impactful projects that resonate with market demand for eco-conscious and innovative solutions.

Inflationary pressures remain modest, with headline and core inflation averaging 1.8% year-to-date, indicating a manageable cost environment going into 2025. This creates a conducive environment for cost management and pricing stability. Nonetheless, PGB remains vigilant against potential external risks, including global financial volatility and commodity price fluctuations, to safeguard project margins and stakeholder returns.

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

**3. Prospects (Cont'd)**

Looking forward, we are optimistic about the opportunities presented by Malaysia's resilient economic outlook and favourable investment climate. The Group will focus on executing the newly secured DRAs, advancing key projects, and exploring additional partnerships to unlock growth potential. By aligning our initiatives with evolving market trends, national economic priorities and sustainability goals, PGB is poised to deliver meaningful progress in the coming quarter, driving sustainable growth for FY2025 and beyond.

**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	
	30/09/2024	30/09/2023	30/09/2024	30/09/2023
	RM'000	RM'000	RM'000	RM'000
Interest income	(158)	(89)	(310)	(265)
Other income	(448)	(484)	(566)	(1,047)
Interest expense	3,722	22	3,742	48
Depreciation and amortisation	229	244	456	498
(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	(34)	(173)	(154)	(269)
Impairment of assets	-	-	-	-
Foreign exchange (gain)/loss	-	-	-	-
(Gain)/loss on derivatives	-	-	-	-
(Gain)/loss on disposal of subsidiary	-	-	-	-
(Gain)/loss on disposal of associate	-	-	-	-
Exceptional items	-	-	-	-

**6. Taxation**

	Current Quarter	Year to date
	RM'000	RM'000
Income tax:		
- Current year	(5,367)	(7,033)
Deferred tax:		
- Current year	1,750	1,750
	(3,617)	(5,283)

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:

	<b>Unaudited</b> <b>30 September</b> <b>2024</b> <b>RM'000</b>	<b>Audited</b> <b>31 March</b> <b>2024</b> <b>RM'000</b>
<b>Non-Current:</b>		
Lease liabilities owing to financial institutions	271	308
Term loan	271,246	139,453
	<u>271,517</u>	<u>139,761</u>
<b>Current:</b>		
Lease liabilities owing to financial institutions	74	72
Term loan	3,938	1,750
	<u>4,012</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 21 November 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. Six out of eight SPAs were completed on 13 June 2024, 19 July 2024 & 6 September 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 TDBSB, measuring approximately 3.51 acres and 3.62 acres respectively.

On 12 November 2024, the Company's wholly owned subsidiary, Paragon Globe Properties Sdn Bhd, has entered into 3 development rights agreements for the proposed development of 3 parcels of freehold lands held under HSD 609000 PTD 217844, HSD 609004 PTD 217850 and HSD 609024 PTD 217881, in the Mukim of Pulau, District of Johor Bahru, State of Johor owned by Iskandar Capital Sdn Bhd, measuring approximately 4.10 acres, 11.50 acres and 55.92 acres respectively.

## 11. Earnings/(loss) per share

Basic earnings/(loss) per share

	Individual Quarter		Cumulative Quarter	
	30/09/2024 RM'000	30/09/2023 RM'000	30/09/2024 RM'000	30/09/2023 RM'000
Net profit/(loss) attributable to owners of the parent	9,084	415	14,817	(411)
Weighted average number of ordinary shares	746,623	746,623	746,623	746,623
Basic earnings/(loss) per share (sen)	1.22	0.06	1.98	(0.06)

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

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

**Johor Bahru  
28/11/2024**