

PRESS RELEASE

FOR IMMEDIATE RELEASE

PGB–UOB Malaysia Collaboration Powers Johor's Green Property and Industrial Transformation

Collaboration formalized during Calia Residences by PGB groundbreaking — PGB's first flagship residential project in Danga Bay

- ✓ UOB Malaysia appointed as Preferred Banking Partner for PGB's future developments
- ✓ Partnership centres on green financing, sustainability and JS-SEZ investment facilitation
- ✓ Calia Residences by PGB positions PGB as a new player in sustainable urban living in Johor Bahru

JOHOR BAHRU, 7 NOVEMBER 2025 —Paragon Globe Berhad (“PGB”) (KLSE:3611) (百丽环球), a Main Market-listed property developer on Bursa Malaysia Securities Berhad today signed a **five-year Memorandum of Collaboration (“MOC”)** with **UOB Malaysia** to advance green financing, sustainability integration and cross-border investment linked to the Johor–Singapore Special Economic Zone (“JS-SEZ”).

The ceremony was officiated by **Dato' Haji Mohd Haffiz bin Haji Ahmad**, Mayor of the Johor Bahru City Council, together with other distinguished guests, including **Mr. Fayzul bin Dato' Haji Omar**, Chief Executive Officer of Johor Sustainability Centre; **Mr. Goh Boon Siang**, Executive Director and Area Manager of South Area Centre, UOB Malaysia.

They were accompanied by key representatives from PGB, namely **Dato' Sri Edwin Tan Pei Seng**, Executive Chairman, **Dato' Sri Godwin Tan Pei Poh**, Group Executive Director; and **Dato' Haji Ismail bin Karim**, Independent Non-Executive Director, **Mr. Tee Boon Hin**, Senior Independent Non-Executive Director.

The MOC, executed during the **groundbreaking ceremony of Calia Residences by PGB in Danga Bay**, signed by **Dato' Sri Edwin Tan Pei Seng**, Executive Chairman of PGB, and **Mr. Goh Boon Siang**, Executive Director and Area Manager of South Area Centre, UOB Malaysia, formalises and expands an earlier agreement signed in June 2024. It marks a shared commitment by both organisations to promote responsible growth and support Johor's transition towards a sustainable investment hub.

Under this collaboration, **UOB Malaysia** is appointed as **Preferred Banking Partner** for PGB’s upcoming residential, commercial and industrial projects. Both parties will cooperate to structure innovative green-financing mechanisms, facilitate investor connections and embed ESG best practices across PGB’s development portfolio.

Through this partnership, UOB Malaysia will offer exclusive homebuyer and business banking packages including preferential financing rates and streamlined approval processes for purchasers and business partners. UOB Malaysia will also extend green financing solutions for eligible PGB developments and provide advisory support on obtaining recognized green project certifications. As part of this collaboration, UOB Malaysia will establish a dedicated presence at PGB Experience Gallery Property Showcase to engage end-buyers and provide financial advisory services related to PGB’s residential, commercial and industrial developments.

Dato’ Sri Edwin Tan Pei Seng, Executive Chairman of PGB, said: “our collaboration with UOB Malaysia is more than a banking partnership — it is a shared commitment to build sustainable communities that balance progress and responsibility. As PGB expands, we want each project to contribute meaningfully to Johor’s long-term growth under the JS-SEZ initiative.”

He added: “Calia Residences by PGB represents this vision perfectly — modern, livable, and sustainable. With a strong response from the market, Tower A has achieved a remarkable 90% take-up rate, and we are pleased to announce that Tower B is now open for registration. This milestone gives us confidence that the market values PGB’s commitment to delivering quality and sustainable homes.”

Located in the prime waterfront district of Danga Bay, Calia Residences by PGB is a freehold development spanning 3.62 acres with two 36-storey towers comprising 1,274 units ranging from one to three bedrooms, including dual-key layouts.

It is strategically situated between Johor Bahru city centre and Iskandar Puteri, and within close proximity to the RTS Link and Skudai Highway — an ideal address for professionals and families commuting between Malaysia and Singapore.

Calia Residences by PGB aims for GreenRE Gold Certification, featuring energy-efficient design, EV charging facilities, eco-friendly materials and 5-star-rated electrical appliances. The development offers 28 holistic amenities including co-working spaces, floating cabanas, fitness zones, a pickleball court and family-oriented facilities — all thoughtfully crafted to integrate urban comfort with sustainable living.

The PGB–UOB Malaysia partnership underscores both organizations' support for Malaysia's National Energy Transition Roadmap ("NETR") and New Industrial Master Plan ("NIMP 2030"). Together, PGB and UOB Malaysia aim to create innovative financing frameworks and green-certified developments that strengthen Johor's economic and environmental resilience.

Issued by: Aegis Communication on behalf of **Paragon Globe Berhad**

Date: 7th November 2025

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About Paragon Globe Berhad

Paragon Globe Berhad ("PGB") (KLSE: 3611) is a Main Market-listed property developer on Bursa Malaysia Securities Berhad with a diversified portfolio spanning residential, commercial and industrial projects. PGB is committed to delivering high-quality developments that meet market demand and contribute to sustainable urban growth. With a strong track record and strategic focus on key growth regions, PGB is well-positioned to capitalise on opportunities in the Malaysian property market.

For more information about the PGB, please visit www.pgbgroup.com.my.