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PRESS RELEASE

GLOMAC DELIVERS STEADY PERFORMANCE IN 1H FY2026

Operational discipline supports margin improvement to 31.7%

Kuala Lumpur, 27 November 2025 – Glomac Berhad (“Glomac” or “the Group”), reported a resilient performance for the second quarter ended 31 October 2025 (“2Q FY2026”), reflecting stable operations and disciplined execution across its development portfolio.

For the quarter, the Group recorded revenue of RM55.8 million and profit before tax (“PBT”) of RM6.1 million, broadly consistent with the RM56.4 million revenue and RM6.2 million PBT posted in 2Q FY2025. The results were driven by consistent construction progress across active projects and continued focus on operational efficiency.

For the first half of the financial year (“1H FY2026”), the Group achieved revenue of **RM81.8 million**, with the year-on-year (“YoY”) moderation largely attributable to the planned phasing of construction activities in the first quarter as several projects commenced their initial build stages. PBT for the period stood at RM4.9 million.

The Group’s profitability profile continued to strengthen, with gross profit margin rising to **31.7%** from **30.3%** a year earlier. These improvements were supported by favourable sales mix, higher-margin contributions from commercial offerings, notably the shop offices at Saujana Perdana and Lakeside Boulevard II.

Launch Pipeline

Glomac enters the second half of FY2026 with solid project momentum. Of the **RM324 million** planned launches for the year, approximately **RM74 million** has been rolled out, with the remaining **RM250 million** scheduled across the next two quarters, backed by targeted marketing and sales initiatives.

The **Serai@SBCR** series with a total Gross Development Value (“GDV”) of **RM220 million** at Sungai Buloh Country Resort continues to anchor the Group’s landed residential performance. **Serai1@SBCR** was fully taken up shortly after launch, while **Serai2@SBCR** has recorded encouraging sales momentum to date. The upcoming **Serai3@SBCR** is scheduled for launch in the coming months. Demand across the series remains supported by its strategic location, established amenities and proximity to the mature Bandar Saujana Utama township.

Beyond SBCR, Glomac will also introduce terrace homes in Saujana Jaya, Kulai, as well as semi-detached houses in Lakeside Residences and Saujana Rawang, reinforcing the Group’s focus on the resilient affordable and mid-market landed residential segments.

Financial Position

The Group continues to maintain a healthy financial footing, ending the quarter with **RM228.7 million** in cash and cash equivalents. This strength is further underscored by Glomac’s **RM3.0 billion Sukuk Wakalah Programme**, which provides the Group with substantial financial headroom to support development progress, manage working capital, and pursue strategic landbank and investment opportunities.

Outlook

While measures under Budget 2026, including the extension of stamp duty exemptions for first-time homebuyers of properties priced up to RM500,000, may provide a positive boost to overall market sentiment, Glomac maintains a constructive but disciplined outlook. The Group will continue to prioritise market-responsive launches, sustain sales momentum, and maintain cost discipline, to ensure that development activities remain aligned with evolving demand indicators.

Glomac’s 2Q results demonstrate the strength of disciplined execution and reflect the continued demand for our offerings. As we move into the second half of the year, we remain committed to delivering quality developments that meet buyer expectations and create long-term value for our stakeholders.

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About Glomac Berhad

Glomac Berhad is a Malaysian property developer with over three decades of experience delivering quality residential, commercial and mixed-use developments across Greater Kuala Lumpur, Selangor and Johor. Listed on the Main Market of Bursa Malaysia since 2000, the Group is recognised for its disciplined execution, financial strength and a commitment to sustainable, well-planned communities. Its portfolio spans township development, landed homes, high-rise residences and commercial properties, supported by operations that cover the full property value chain. To date, Glomac has delivered nearly RM10 billion in development value and continues to drive responsible growth, market-responsive products and long-term value for customers, partners and shareholders.