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PRESS RELEASE

GLOMAC DELIVERS SOLID 4QFY2026 RESULTS

- PBT jumps 51% Year-on-Year to RM20.6 million;
- The Group enters FY2027 with RM546 million unbilled sales and RM371 million launch pipeline;
- Total Dividend proposed by the Board for FY2026 at 1.38 sen per share.

Kuala Lumpur, 25 June 2026 – Glomac Berhad (“Glomac” or “the Group”) reported a positive set of results for the fourth quarter ended 30 April 2026 (“4QFY2026”), capping off a financial year supported by continued contributions from its ongoing developments and healthy earnings visibility.

For the quarter, the Group registered profit before tax (“PBT”) of RM20.6 million on revenue of RM79.8 million, compared with PBT of RM13.6 million in the corresponding quarter of FY2025, representing an increase of 51% year-on-year (“YoY”). Net profit attributable to shareholders increased to RM13.3 million, from RM2.7 million in the same quarter last year.

The improved quarterly performance was primarily attributable to higher progress billings from the KEYS semi-detached houses, shop offices at Lakeside Residences, shop offices at Saujana Perdana, and the Serai terrace homes at Sungai Buloh Country Resort (“SBCR”). Profitability was further supported by prudent cost management amidst ongoing external cost pressures.

For the full year ended 30 April 2026 (“FY2026”), Glomac posted revenue of RM226.2 million, PBT of RM32.7 million and an improved profit after tax (“PAT”) of RM20.2 million. The Group's property development segment remained the primary contributor to earnings during the financial year, while the overall performance benefitted from lower finance costs and a lower tax expense.

The Group maintained unbilled sales of RM546 million as at 30 April 2026, providing earnings visibility for the current financial year through its ongoing development projects.

Financial Position

Glomac continues to place strong emphasis on maintaining a solid financial position and balance sheet. Net borrowings remained negligible, while the Group held cash and cash equivalents of RM215.8 million as at the end of FY2026.

Coupled with access to its RM3.0 billion Sukuk Wakalah Programme, the Group remains well-positioned to advance its core development activities while pursuing synergistic opportunities for expansion and diversification, positioning the Group on a more resilient foundation for future growth.

As of 30 April 2026, Glomac's net asset per share stood at RM1.58.

Launch Pipeline

The Group plans to roll out a steady pipeline of new development products, comprising a balanced mix of commercial and landed residential offerings across its established township developments. Planned launches for FY2027 are expected to carry an estimated Gross Development Value ("GDV") of RM371 million.

Glomac has commenced its FY2027 launch programme with the unveiling of 16 Legacy, comprising exclusive dual-frontage semi-detached homes at Saujana Rawang. A new phase of landed homes is also expected to be introduced within the township during the financial year.

Other planned launches include shop offices at Saujana Perdana and Saujana KLIA, semi-detached homes at Lakeside Residences, and a new phase of terrace homes at its award-winning Serai @ SBCR development. These launches are expected to support sales replenishment while broadening the Group's product offerings across its key development corridors.

Completed projects across the Group's established township developments have largely achieved full take-up, underscoring Glomac's proven ability to deliver products that resonate with buyers across its target market segments.

Other Operational Highlights

At Glo Damansara, the Group has embarked on a series of enhancement initiatives, including the recent introduction of a refreshed brand identity and a line-up of exciting new tenants aimed at strengthening the development's retail and commercial offerings. Further improvements to the property's look and feel, together with additional tenant introductions, will be implemented progressively as part of ongoing efforts to elevate the property's appeal and strengthen its positioning as a vibrant commercial and lifestyle destination.

During the year, Glomac received recognition at the StarProperty Real Estate Developer Awards 2026 with Serai @ SBCR receiving Excellence for Best Landed Development – Selangor in The Cornerstone Award category and Lakeside Boulevard was also awarded Honours in The Business Estate Award category for Best Commercial Development – Selangor. Glomac was additionally recognised with the Best Developer Award at the Des Prix Infinitus Media – ASEAN Property Developer Awards 2025/2026.

Beyond recognising design excellence, these achievements reinforce what Glomac has built its reputation on: delivering quality developments and giving homebuyers the confidence that when Glomac launches a project, it delivers.

Dividend

Reflecting the Group's commitment to delivering shareholder returns, the Board has proposed a single-tier final dividend of 1.38 sen per ordinary share for FY2026, subject to shareholders' approval at the forthcoming Annual General Meeting ("AGM"). Based on the proposed final dividend, this represents a dividend yield of 4.3%.

Outlook

The Group remains mindful of ongoing geopolitical developments, rising construction costs and inflationary pressures, which continue to influence the operating landscape. Against this backdrop, Glomac will continue to prioritise prudent cost management, timely project delivery and the execution of its planned launches.

As the Group enters FY2027, it remains committed to delivering quality developments that meet the expectations of its customers, building on close to four decades of successful project delivery and cumulative sales of RM11 billion.

Supported by a strong balance sheet, RM546 million in unbilled sales and strategic landbanks with an estimated remaining GDV of approximately RM6 billion, the Group remains well-positioned to navigate market uncertainties while unlocking opportunities across its established townships and ongoing developments

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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.