



United Overseas Australia Ltd

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ASX ANNOUNCEMENT

26 November 2025

RELEASE OF THIRD QUARTER 2025 RESULTS AND UPDATE OF COMMITTEE MEMBERS

United Overseas Australia Ltd (ASX: UOS) provides the following reports relating to its subsidiary, UOA Development Bhd, as released to the Bursa Malaysia Securities Bhd.

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About United Overseas Australia Ltd

*United Overseas Australia Ltd, together with its subsidiaries and associates (**UOA Group**), is a highly reputable and diversified real estate group in Asia with a proven track record in delivering integrated, end-to-end expertise across the real estate value chain—from development and investment to construction and asset management.*

Through its listed entities (United Overseas Australia Ltd, dual-listed in Australia and Singapore; UOA Real Estate Investment Trust and UOA Development Bhd in Malaysia), as well as its subsidiary in Vietnam (UOA Vietnam Pte Ltd), the UOA Group drives long-term value creation by seamlessly aligning investment strategies with disciplined execution across Asia's dynamic property markets.

Its diverse portfolio spans large-scale residential and commercial developments in key urban centres, hospitality assets that support tourism-driven economies, and modern healthcare facilities that meet the demands of rapidly growing populations. With deep market insights, strategic capital management, and a commitment to excellence, the UOA Group continues to deliver impactful developments that elevate the built environment, and enhance urban living in the region.

INTERNATIONAL OFFICES

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PRESS RELEASE
FOR IMMEDIATE RELEASE

UOA DEVELOPMENT ANNOUNCES THIRD QUARTER 2025 FINANCIAL RESULTS

Kuala Lumpur, 26 November 2025 – UOA Development Bhd (“UOA” or “UOA 发展有限公司”) today announced its financial results for the third quarter ended 30 September 2025.

Revenue for the quarter under review was reported at RM217.3 million compared to RM141.4 million in the corresponding quarter of the preceding year, bringing year-to-date revenue to a total of RM499.6 million compared to RM310.8 million in the preceding year. UOA recorded profit after tax after minority interests (“PATAMI”) for the quarter under review of RM115.6 million compared to RM48.3 million in the same period of the preceding year.

The revenue and PATAMI were attributed mainly from the progressive recognition of the ongoing development projects, namely medical centre in Bangsar South, Bamboo Hills Residences, Aster Hill, and Duo Tower.

New property sales for the period ended 30 September 2025 was at approximately RM564.6 million which were mainly derived from Bamboo Hills Residences, Laurel Residence, Duo Tower and Aster Hill. The total unbilled sales as at 30 September 2025 amounted to approximately RM794.9 million.

- End -

About UOA Development Bhd (<http://www.uoa.com.my>)

UOA Development Bhd (“UOA”) is one of the leading property developers in Kuala Lumpur and one of the few development companies in Malaysia that has a comprehensive integrated in-house development and construction division which allows the Company to execute its developments efficiently on a “fast-track basis”, i.e. within a shorter development cycle.

Listed on the main board of Bursa Malaysia Securities Berhad, the Company, through its subsidiaries and associated companies, is primarily involved in property development, construction and property investment. UOA’s projects are centralised within the Klang Valley with a focus on medium to high-end residential and commercial properties.

UOA was honoured with the Growth Excellence Leadership Award for Property Development for 2016 and 2019 at the Frost & Sullivan Malaysia Excellence Awards. The award recognises the company’s achievement in driving long-term rapid growth through customer focus, which in turn fosters a virtuous cycle of improvement and success.

UOA was recognised as one of the winners for The All-Star Award that celebrates top ranked developers of the year at the StarProperty.my Awards 2018.

UOA was also accorded the Malaysia Property Development Competitive Strategy Innovation & Leadership Award at the virtual ceremony of Frost & Sullivan Asia Pacific Best Practices Awards 2020. The award served as a recognition of UOA’s leadership in engineering excellence, reputable building integrity, deep dedication, and unwavering enthusiasm in delivering properties par excellence.

In addition, UOA was selected as the award recipient for Highest Return On Equity Over Three Years (for the sixth consecutive year) at The Edge Billion Ringgit Club Awards 2023.

In 2025, UOA was named as one of the top 10 winners for The Edge Malaysia Top Property Developers Awards (TPDA) for the twelfth time since 2013. The TPDA recognises the country’s best in property development and is the anchor award of The Edge Malaysia Property Excellence Awards.

Issued by Corporate Communications Division:

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UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
THIRD QUARTER ENDED 30 SEPTEMBER 2025





INTERIM FINANCIAL REPORT

THIRD QUARTER ENDED 30 SEPTEMBER 2025

UOA DEVELOPMENT BHD

200401015520 (654023-V)

(Incorporated in Malaysia)

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(Cover) Offering unparalleled connectivity and seamless cross-border access to Singapore, Aethera Residences is strategically situated along Jalan Tun Abdul Razak, in the vibrant heart of the Ibrahim International Business District in Johor Bahru, Malaysia.



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UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025

	As At	As At
	30 September 2025	31 December 2024
	RM'000	RM'000
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	<i>Note 1</i> 374,080	380,276
Investment properties	1,870,667	1,784,487
Inventories	467,595	460,378
Equity investments	68,787	76,781
Deferred tax assets	<u>44,344</u>	<u>40,239</u>
	<u>2,825,473</u>	<u>2,742,161</u>
Current assets		
Inventories	1,448,680	1,425,677
Contract assets	204,394	231,918
Trade and other receivables	176,842	118,240
Amount owing by related companies	128	-
Current tax assets	81,684	70,486
Short term investments	1,190,026	1,333,113
Fixed deposits with licensed banks	152,556	233,380
Cash and bank balances	<u>357,942</u>	<u>233,682</u>
	<u>3,612,252</u>	<u>3,646,496</u>
TOTAL ASSETS	<u>6,437,725</u>	<u>6,388,657</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	3,344,898	3,296,830
Merger reserve	2,252	2,252
Fair value reserve	(10,931)	(2,937)
Retained earnings	2,386,459	2,367,852
Less : Treasury shares	<u>(2,119)</u>	<u>(2,119)</u>
Equity attributable to owners of the Company	5,720,559	5,661,878
Non-controlling interests	<u>194,502</u>	<u>173,214</u>
Total equity	<u>5,915,061</u>	<u>5,835,092</u>
Non-current liabilities		
Amount owing to non-controlling shareholders of subsidiary companies	3,283	1,911
Lease liabilities	1,365	812
Long term borrowings	82	119
Deferred tax liabilities	<u>59,730</u>	<u>60,543</u>
	<u>64,460</u>	<u>63,385</u>
Current liabilities		
Contract liabilities	49,451	12,225
Trade and other payables	351,487	427,253
Amount owing to holding company	129	-
Amount owing to non-controlling shareholders of subsidiary company	33,500	39,500
Lease liabilities	604	253
Short term borrowings	49	48
Current tax liabilities	<u>22,984</u>	<u>10,901</u>
	<u>458,204</u>	<u>490,180</u>
TOTAL LIABILITIES	<u>522,664</u>	<u>553,565</u>
TOTAL EQUITY AND LIABILITIES	<u>6,437,725</u>	<u>6,388,657</u>
Net Asset Per Share (RM)	<u>2.15</u>	<u>2.16</u>
Based on number of shares net of treasury shares	<u>2,655,003,300</u>	<u>2,623,790,100</u>

Note 1 : Included in the net carrying amount of property, plant and equipment are right-of-use assets of RM185,096,000 (2024: RM183,993,000).

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	Individual Quarter Ended		Cumulative Quarter Ended	
	30 September 2025 RM'000 <i>(Unaudited)</i>	30 September 2024 RM'000 <i>(Unaudited)</i>	30 September 2025 RM'000 <i>(Unaudited)</i>	30 September 2024 RM'000 <i>(Unaudited)</i>
Revenue	217,300	141,366	499,566	310,836
Cost of sales	<u>(117,372)</u>	<u>(98,139)</u>	<u>(273,695)</u>	<u>(203,414)</u>
Gross profit	99,928	43,227	225,871	107,422
Other income	119,455	99,137	321,000	284,193
(Impairment losses)/reversal of impairment losses on financial assets	(277)	136	(161)	1,246
Impairment losses on non-financial assets	-	(250)	-	(365)
Reversal of inventories written down/ (inventories written down)	96	578	(5,179)	884
Administrative and general expenses	(52,008)	(52,021)	(151,599)	(138,817)
Other expenses	(23,299)	(21,517)	(66,963)	(69,986)
Finance income	11,145	12,103	35,058	35,076
Finance costs	<u>(40)</u>	<u>(118)</u>	<u>(119)</u>	<u>(175)</u>
Profit before tax	155,000	81,275	357,908	219,478
Tax expense	<u>(37,577)</u>	<u>(31,345)</u>	<u>(71,999)</u>	<u>(55,029)</u>
Profit for the financial period	<u>117,423</u>	<u>49,930</u>	<u>285,909</u>	<u>164,449</u>
Other comprehensive income, net of tax				
<i>Items that will not be reclassified to profit or loss</i>				
Fair value gain/(loss) on remeasuring of financial assets	691	(9,551)	(7,994)	(8,820)
Total comprehensive income for the financial period	<u>118,114</u>	<u>40,379</u>	<u>277,915</u>	<u>155,629</u>
Profit attributable to:				
Owners of the Company	115,630	48,342	281,286	159,096
Non-controlling interests	<u>1,793</u>	<u>1,588</u>	<u>4,623</u>	<u>5,353</u>
	<u>117,423</u>	<u>49,930</u>	<u>285,909</u>	<u>164,449</u>
Total comprehensive income attributable to:				
Owners of the Company	116,321	38,791	273,292	150,276
Non-controlling interests	<u>1,793</u>	<u>1,588</u>	<u>4,623</u>	<u>5,353</u>
	<u>118,114</u>	<u>40,379</u>	<u>277,915</u>	<u>155,629</u>
Earnings per share (Sen)				
- Basic earnings per share	<u>4.37</u>	<u>1.87</u>	<u>10.69</u>	<u>6.30</u>
- Diluted earnings per share	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD 20040101520 (654023-V)
 (Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	Attributable to Owners of the Company							
	Share Capital RM'000	← Non-distributable Merger Reserve RM'000	Fair Value Reserve RM'000	Retained earnings RM'000	Treasury shares RM'000	Total RM'000	Non- controlling interest RM'000	Total Equity RM'000
Balance at 1 January 2025	3,296,830	2,252	(2,937)	2,367,852	(2,119)	5,661,878	173,214	5,835,092
Dividend to shareholders of the Company	48,068	-	-	(262,379)	-	(214,311)	-	(214,311)
Total comprehensive income for the financial period	-	-	(7,994)	281,286	-	273,292	4,623	277,915
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	(572)	(572)
Acquisition of shares in a new subsidiary company	-	-	-	-	-	-	51	51
Acquisition of additional shares in subsidiary companies	-	-	-	(300)	-	(300)	17,186	16,886
Balance at 30 September 2025	<u>3,344,898</u>	<u>2,252</u>	<u>(10,931)</u>	<u>2,386,459</u>	<u>(2,119)</u>	<u>5,720,559</u>	<u>194,502</u>	<u>5,915,061</u>
Balance at 1 January 2024	3,071,432	2,252	7,487	2,334,044	(2,119)	5,413,096	176,115	5,589,211
Dividend to shareholders of the Company	225,398	-	-	(249,042)	-	(23,644)	-	(23,644)
Total comprehensive income for the financial period	-	-	(8,820)	159,096	-	150,276	5,353	155,629
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	(12,590)	(12,590)
Acquisition of shares in a new subsidiary company	-	-	-	(4,453)	-	(4,453)	4,337	(116)
Balance at 30 September 2024	<u>3,296,830</u>	<u>2,252</u>	<u>(1,333)</u>	<u>2,239,645</u>	<u>(2,119)</u>	<u>5,535,275</u>	<u>173,215</u>	<u>5,708,490</u>

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	Current Year To Date 30 September 2025 RM'000 (Unaudited)	Preceding Year To Date 30 September 2024 RM'000 (Unaudited)
OPERATING ACTIVITIES		
Profit before tax	357,908	219,478
Adjustments for:		
Non-cash items	19,608	10,648
Non-operating items	(466)	(290)
Dividend income	(4,278)	(4,896)
Net interest income	(34,939)	(34,901)
Operating profit before changes in working capital	337,833	190,039
Changes in working capital:		
Inventories	(25,604)	(76,688)
Contract assets	27,524	(96,912)
Contract liabilities	37,226	20,226
Receivables	(58,912)	(282)
Payables	(84,722)	21,223
Cash generated from operations	233,345	57,606
Interest received	4,581	3,289
Tax paid	(76,032)	(47,052)
Net cash from operating activities	161,894	13,843
INVESTING ACTIVITIES		
Repayments from holding company	-	5
(Advances to)/repayments from related companies	(47)	535
Distribution received from equity investments	3,971	4,281
Dividend received from equity investments	307	615
Proceeds from disposal of property, plant and equipment	1,021	665
Acquisition of additional shares in existing subsidiary companies	16,886	-
Acquisition of shares in new subsidiary company, net of cash	65	211
Additions to investment properties	(86,180)	(45,635)
Purchase of property, plant and equipment	(7,246)	(5,799)
Interest received	30,477	31,474
Net cash used in investing activities	(40,746)	(13,648)
FINANCING ACTIVITIES		
Advances from/(repayments to) holding company	19	(152)
Repayments to related companies	-	(178)
Payment of lease liabilities	(402)	(131)
Dividends paid to owners of the Company	(214,311)	(23,644)
Dividends paid to non-controlling shareholders of subsidiary companies	(572)	(12,590)
Repayment of borrowings	(36)	(34)
Fixed deposit pledged to secure bank borrowings	(6)	(5)
Repayments to non-controlling shareholders of subsidiary companies	(5,450)	-
Interest paid	(47)	(19)
Net cash used in financing activities	(220,805)	(36,753)
CASH AND CASH EQUIVALENTS		
Net changes	(99,657)	(36,558)
At beginning of financial year	1,800,001	1,845,952
At end of financial year	1,700,344	1,809,394
Represented by:		
Short term investments	1,190,026	1,371,543
Fixed deposits with licensed banks	152,556	192,962
Cash and bank balances	357,942	245,063
	1,700,524	1,809,568
Fixed deposit pledged	(180)	(174)
	1,700,344	1,809,394

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025

A EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134, INTERIM FINANCIAL REPORTING

A1 BASIS OF PREPARATION

The interim financial report has been prepared in accordance with MFRS 134, Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. These financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial reports should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

These 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 and its subsidiaries (“the Group”) since the financial year ended 31 December 2024.

A2 CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted are consistent with those of the audited financial statements of the Group for the financial year ended 31 December 2024. The Group adopted new standards/amendments/improvements to MFRS which are mandatory for the financial periods beginning on or after 1 January 2025.

The initial application of the new standards/amendments/improvements to the standards did not have any material impacts to the financial statements of the Group.

A3 QUALIFIED AUDIT REPORT

The auditors' report of the financial statements of the Company for the financial year ended 31 December 2024 was not qualified.

A4 COMMENTS ON SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

A5 UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the quarter under review.

A6 MATERIAL CHANGES IN ESTIMATES

There were no material changes in estimates that have had a material effect in the current quarter results.

A7 ISSUES, CANCELLATION, REPURCHASES, RESALE AND REPAYMENTS OF DEBT AND EQUITY SECURITIES

Save as disclosed below, there were no issuance, cancellation, repurchase, resale and repayment of debt and/or equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter.

(a) Issuance of shares pursuant to the Dividend Reinvestment Scheme

The issued and paid-up share capital of the Company has increased from RM3,296,830,362 to RM3,344,898,690 by the issuance of 31,213,200 new ordinary shares in the Company at an issue price of RM1.54 per share pursuant to the Dividend Reinvestment Scheme of the Company.

(b) Share buyback by the Company

During the current quarter, there was no buyback of shares nor resale or cancellation of treasury shares.

(c) As at 30 September 2025, the Company has 1,133,800 ordinary shares held as treasury shares and the issued and paid-up share capital of the Company remained unchanged at 2,656,137,100 ordinary shares.

A8 DIVIDEND PAID

The total dividend paid out of shareholders' equity for the ordinary shares during the year is as follows:

	Year To Date	
	30 September 2025	30 September 2024
	RM'000	RM'000
Dividend in respect of financial year ended 31 December 2024:		
- First and final single tier dividend of 10 sen per share	262,379	-
Dividend in respect of financial year ended 31 December 2023:		
- First and final single tier dividend of 10 sen per share	-	249,042

A9 EFFECT OF CHANGES IN THE COMPOSITION OF THE GROUP

There were no material events as at the latest practicable date from the date of this report.

A10 EVENTS AFTER THE END OF THE INTERIM PERIOD

There were no material events as at the latest practicable date from the date of this report.

A11 SEGMENT INFORMATION

	Property development RM'000	Construction RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Cumulative quarter ended 30 September 2025					
Revenue					
External revenue	499,303	263	-	-	499,566
Inter-segment revenue	10,950	381,797	-	(392,747)	-
Total revenue	510,253	382,060	-	(392,747)	499,566
Results					
Segment results	288,482	40,442	28,984	-	357,908
Tax expense					(71,999)
Profit for the financial period					285,909
Segment assets	3,926,369	109,764	2,206,777	-	6,242,910

	Property development RM'000	Construction RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
<u>Cumulative quarter ended 30 September 2024</u>					
Revenue					
External revenue	310,808	28	-	-	310,836
Inter-segment revenue	84	326,304	-	(326,388)	-
Total revenue	310,892	326,332	-	(326,388)	310,836
Results					
Segment results	160,834	34,140	24,504	-	219,478
Tax expense					(55,029)
Profit for the financial period					164,449
Segment assets	3,626,649	134,327	2,307,480	-	6,068,456

A12 CONTINGENT LIABILITIES OR CONTINGENT ASSETS

As announced by the Company on 10 October 2025, one of its wholly-owned subsidiaries, namely Distinctive Acres Sdn Bhd was served by the Inland Revenue Board of Malaysia ("IRB") with Notices of Additional Assessment for the Year of Assessment 2020, for additional income tax totalling RM165,660,988.80 ("Additional Tax Notice").

The Additional Tax Notice was raised by Director General of Inland Revenue ("DGIR") on the gain from the disposal of its Investment Property, UOA Corporate Tower in Bangsar South to UOA Real Estate Investment Trust in year 2020 ("Gain"), whereby DGIR treated the Gain to be subjected to Corporate Income Tax instead of Real Property Gains Tax ("RPGT").

Based on advice from our tax consultant, the Company has a strong basis to challenge the basis of the said treatment and the validity of the Additional Tax Notice. The Company has filed a Notice of Appeal via Form Q on 7 November 2025 ("Appeal").

Accordingly, the Directors of the Company are of the opinion that no provision in respect of the tax liability in dispute is required to be made in the financial statements as at the reporting date.

A13 RELATED PARTY TRANSACTIONS

During the interim period, the Group did not enter into any related party transactions or recurrent related party transactions of a revenue or trading nature that had not been included or exceeded by 10% of the estimated value which had been mandated by the shareholders at the Annual General Meeting held on 28 May 2024.

A14 CAPITAL COMMITMENTS

The Group has the following capital commitments:

	As at 30 September 2025 RM'000
Approved and contracted for	
- Purchase of plant and equipment	797
- Purchase of investment property	330,342
	331,139

There were no material capital commitments for the Group at the date of this announcement.

B EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 REVIEW OF PERFORMANCE

	Individual quarter ended		Increase/ (Decrease)
	30 September 2025	30 September 2024	
	RM'000	RM'000	%
Revenue	217,300	141,366	53.7%
Gross profit	99,928	43,227	131.2%
Profit before tax	155,000	81,275	90.7%
Profit after tax	117,423	49,930	135.2%
Profit attributable to owners of the Company	115,630	48,342	139.2%

The Group's revenue for the quarter ended 30 September 2025 stood at RM217.3 million, compared to the RM141.4 million in the same quarter of the preceding year. The profit after tax, after non-controlling interests, for the quarter under review was RM115.6 million versus RM48.3 million in the same quarter of the preceding year. Total expenditure for the reporting quarter amounted to RM75.5 million, which comprised mainly administrative and general expenses of RM52.0 million.

For the quarter under review, the Group's revenue accruing to the Company primarily came from the progressive recognition of the Group's ongoing development projects, namely medical centre in Bangsar South, Bamboo Hills Residences, Aster Hill, and Duo Tower.

B2 MATERIAL CHANGES IN PROFIT BEFORE TAX FOR THE CURRENT QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER

	Current	Immediate	Increase/ (Decrease)
	quarter ended	Preceding	
	30 September 2025	quarter ended 30 June 2025	%
	RM'000	RM'000	
Revenue	217,300	130,163	66.9%
Profit before tax	155,000	108,988	42.2%

The Group's profit before tax was at RM155.0 million for the quarter ended 30 September 2025 compared to RM109.0 million in the previous quarter. The higher profit before tax was primarily attributed to the progressive recognition from the Group's ongoing development projects.

B3 PROSPECTS

New property sales for the period ended 30 September 2025 totalled at RM564.6 million, with Bamboo Hills Residences, Duo Tower, Laurel Residence and Aster Hill accounting for the bulk of transactions.

Unbilled sales amounted to RM794.9 million at quarter-end, which will be recognised as projects reach completion in the coming years.

In view of these, the Group remains committed to exploring strategic land parcels that align with and amplify the Group's objectives.

B4 VARIANCES BETWEEN ACTUAL PROFIT AND FORECAST PROFIT

Not applicable as no profit forecast was published.

B5 TAX EXPENSE

The breakdown of the tax components is as follows:

	Current Quarter		Year To Date	
	30 September 2025 RM'000	30 September 2024 RM'000	30 September 2025 RM'000	30 September 2024 RM'000
In respect of current period				
- income tax	32,074	21,516	70,160	48,939
- deferred tax	(1,301)	(4,447)	(4,937)	(7,046)
In respect of prior period				
- income tax	6,785	14,279	6,757	14,269
- deferred tax	19	(3)	19	(1,133)
Tax expense for the period	37,577	31,345	71,999	55,029

The Group's effective tax rate for the current quarter and year to date was lower than statutory tax rate of 24% mainly due to certain income not subject to tax. The Group's effective tax rate for corresponding quarter and year to date for the preceding year were higher than statutory tax rate of 24% mainly due to additional income tax arising from previous years of assessment.

B6 STATUS OF CORPORATE PROPOSAL

There were no corporate proposals announced but not completed during the current financial quarter and financial period to date under review.

B7 BORROWINGS AND DEBT SECURITIES

The Group does not have any debt securities. The Group borrowings are denominated in Ringgit Malaysia (“RM”) as follows:

	As at 30 September 2025 Secured RM’000	As at 31 December 2024 Secured RM’000
<hr/>		
<u>Current</u>		
Secured		
- Term loan	49	48
 <u>Non-current</u>		
Secured		
- Term loan	82	119
	<hr/>	<hr/>
	131	167
	<hr/>	

B8 DERIVATIVE FINANCIAL INSTRUMENTS

The Group does not have any derivative financial instruments as at the date of this report.

B9 FAIR VALUE CHANGES OF FINANCIAL LIABILITIES

The Group does not have any financial liabilities that are measured at fair value at the date of this report.

B10 MATERIAL LITIGATION

There was no pending material litigation as at the latest practicable date from the date of issuance of this report.

B11 DIVIDENDS

The Board does not recommend any dividend for the current quarter under review.

B12 PROFIT BEFORE TAX

Profit before tax is stated after charging/(crediting):

	Current Quarter		Year To Date	
	30 September 2025 RM'000	30 September 2024 RM'000	30 September 2025 RM'000	30 September 2024 RM'000
Interest income	(11,145)	(12,103)	(35,058)	(35,076)
Other income including investment income	(50,585)	(45,894)	(150,930)	(135,523)
Interest expense	40	118	119	175
Depreciation and amortisation	4,724	4,277	14,177	12,695
Reversal of impairment loss on receivables	277	(136)	161	(1,246)
Provision for and write off of inventories	(96)	(578)	5,179	(884)
(Gain)/loss on disposal				
- Quoted/unquoted investments	-	-	-	-
- Property, plant and equipment	(67)	(619)	(466)	(655)
Impairment of assets	-	-	-	-
Foreign exchange loss/(gain)	(194)	2,675	(80)	2,498
(Gain)/Loss on derivatives	-	-	-	-
Exceptional items	-	-	-	-

B13 EARNINGS PER SHARE

- (a) The basic earnings per share (“EPS”) is calculated by dividing the profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Current Quarter		Year to Date	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
Profit attributable to owners of the Company (RM'000)	115,630	48,342	281,286	159,096
Weighted average number of ordinary shares	2,646,521,452	2,590,447,200	2,631,450,482	2,524,004,779
Basic EPS (Sen)	4.37	1.87	10.69	6.30

- (b) The Company does not have any diluted earnings per share.

BY ORDER OF THE BOARD

YAP KAI WENG
 Company Secretary
 UOA DEVELOPMENT BHD
 Kuala Lumpur

26 NOVEMBER 2025