

## **NOTICE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF UOA REAL ESTATE INVESTMENT TRUST (“UOA REIT”) DATED 13 DECEMBER 2005 (“ELECTRONIC PROSPECTUS”)**

*(Unless otherwise indicated, specified or defined in this notice, the definitions in the Prospectus shall apply throughout this notice)*

### **Website**

The Electronic Prospectus can be viewed or downloaded from Bursa Malaysia Securities Berhad (“**Bursa Securities**”)’s website at [www.bursamalaysia.com](http://www.bursamalaysia.com) (“**Website**”).

### **Availability and Location of Paper/Printed Prospectus**

Any applicant in doubt concerning the validity or integrity of the Electronic Prospectus should immediately request a paper/printed copy of the Prospectus directly from UOA Asset Management Sdn Bhd (“**Manager**”), AmMerchant Bank Berhad (“**AmMerchant Bank**”) or Malaysian Issuing House Sdn Bhd. Alternatively, the applicant may obtain a copy of the Prospectus from the participating organisations of Bursa Securities, members of the Association of Banks in Malaysia and members of the Association of Merchant Banks in Malaysia.

Prospective investors should note that the Applicant Forms are not available in electronic format.

### **Jurisdictional Disclaimer**

This distribution of the Electronic Prospectus and the sale of the IPO Units are subject to Malaysian law. Bursa Securities, AmMerchant Bank and the Manager take no responsibility for the distribution of the Electronic Prospectus and/or the sale of the IPO Units outside Malaysia, which may be restricted by law in other jurisdictions. The Electronic Prospectus does not constitute and may not be used for the purpose of an offer to sell or an invitation of an offer to buy any IPO Units, to any person outside Malaysia or in any jurisdiction in which such offer or invitation is not authorised or lawful or to any person to whom it is unlawful to make such offer or invitation.

### **Close of Application**

Applications will be accepted from 10.00 a.m. on 13 December 2005 to 5.00 p.m. on 20 December 2005 or such other date or dates as the Directors of the Manager, the Sponsor and/or the Offerors together with the Managing Underwriter in their absolute discretion may decide.

The Electronic Prospectus made available on the Website after the closing of the application period is made available solely for informational and archiving purposes. No securities will be allotted or issued on the basis of the Electronic Prospectus after the closing of the application period.

### **Persons Responsible for the Internet Site in which the Electronic Prospectus is Posted**

The Electronic Prospectus which is accessible at the Website is owned by Bursa Securities. Users’ access to the Website and the use of the contents of the Website and/or any information in whatsoever form arising from the Website shall be conditional acceptance of the terms and conditions of use as contained in the Website.

The contents of the Electronic Prospectus are for informational and archiving purposes only and are not intended to provide investment advice of any form or kind, and shall not at any time be relied upon as such.