

**UOA REAL ESTATE INVESTMENT TRUST**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2021 (UNAUDITED)**

	<b>As at 31.03.2021 RM</b>	<b>As at 31.12.2020 RM</b>
<b>INVESTMENTS</b>		
Real estate properties	1,738,100,000	1,738,100,000
<b>PLANT &amp; EQUIPMENT</b>	412,268	424,470
<b>OTHER ASSETS</b>		
Trade receivables	2,773,970	2,525,954
Other receivables	9,722,558	17,375,854
Deposits with licensed financial institution	3,750,000	3,700,000
Cash and bank balances	2,199,321	1,713,230
	18,445,849	25,315,038
<b>TOTAL ASSETS</b>	1,756,958,117	1,763,839,508
<b>LIABILITIES</b>		
Payables	5,175,651	4,139,811
Rental deposits	31,210,953	32,688,328
Amount due to Manager	577,918	435,781
Borrowings	700,122,500	704,022,500
Tax payable	21,576	16,311
Deferred tax liabilities	23,378,000	23,378,000
Provision for income distribution	-	18,860,081
	760,486,598	783,540,812
<b>NET ASSET VALUE</b>	996,471,519	980,298,696
<b>FINANCED BY:</b>		
<b>UNITHOLDERS' FUND</b>		
Unitholders' capital	750,745,631	750,745,631
Undistributed income	245,725,888	229,553,065
	996,471,519	980,298,696
<b>NUMBER OF UNITS IN CIRCULATION</b>	675,599,076	675,599,076
<b>Net asset value attributable to unitholders:</b>		
Before income distribution	996,471,519	999,158,777
After income distribution	981,540,779	980,298,696
<b>Net asset value per unit attributable to unitholders:</b>		
Before income distribution	1.4749	1.4789
After income distribution (Note 1)	1.4528	1.4510

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

**Note 1:**

After distribution income for the quarter of 2.21 sen per unit is assumed for income distribution (31.12.2020: final income distribution of 4.46 sen per unit).

**UOA REAL ESTATE INVESTMENT TRUST**

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31 MARCH 2021 (UNAUDITED)**

	Individual Quarter Ended		Cumulative Quarter Ended	
	31.3.2021 RM	31.3.2020 RM	31.3.2021 RM	31.3.2020 RM
<b>TOTAL INCOME</b>				
Gross rental	29,494,070	19,778,234	29,494,070	19,778,234
Property operating expenses	(6,800,427)	(5,264,612)	(6,800,427)	(5,264,612)
<b>Net rental income</b>	<b>22,693,643</b>	<b>14,513,622</b>	<b>22,693,643</b>	<b>14,513,622</b>
Interest income	15,920	12,940	15,920	12,940
Other income	85,779	119,943	85,779	119,943
	<b>22,795,342</b>	<b>14,646,505</b>	<b>22,795,342</b>	<b>14,646,505</b>
<b>TOTAL EXPENDITURE</b>				
Manager's fees	(1,661,980)	(1,194,331)	(1,661,980)	(1,194,331)
Trustee's fees	(74,417)	(53,478)	(74,417)	(53,478)
Borrowing costs	(4,712,300)	(2,661,976)	(4,712,300)	(2,661,976)
Auditors' remuneration	(11,500)	(14,020)	(11,500)	(14,020)
Tax agent's fees	(4,638)	(4,938)	(4,638)	(4,938)
Valuation fee	(800)	-	(800)	-
Impairment losses of financial assets	(451,882)	(12,349)	(451,882)	(12,349)
Administrative expenses	(80,860)	(63,107)	(80,860)	(63,107)
	<b>(6,998,377)</b>	<b>(4,004,199)</b>	<b>(6,998,377)</b>	<b>(4,004,199)</b>
Net changes on financial liabilities measured at amortised cost (Note 1)	431,906	351,575	431,906	351,575
<b>INCOME BEFORE TAX</b>	<b>16,228,871</b>	<b>10,993,881</b>	<b>16,228,871</b>	<b>10,993,881</b>
<b>TAX EXPENSE</b>	<b>(56,048)</b>	<b>(24,000)</b>	<b>(56,048)</b>	<b>(24,000)</b>
<b>INCOME AFTER TAX</b>	<b>16,172,823</b>	<b>10,969,881</b>	<b>16,172,823</b>	<b>10,969,881</b>
<b>OTHER COMPREHENSIVE INCOME</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>16,172,823</b>	<b>10,969,881</b>	<b>16,172,823</b>	<b>10,969,881</b>
<b>INCOME DISTRIBUTION</b>				
- Provision for distribution	-	-	-	-
<b>NET INCOME RETAINED</b>	<b>16,172,823</b>	<b>10,969,881</b>	<b>16,172,823</b>	<b>10,969,881</b>
<b>INCOME AFTER TAX IS ANALYSED AS FOLLOWS:</b>				
- Realised	15,796,965	10,642,306	15,796,965	10,642,306
- Unrealised	375,858	327,575	375,858	327,575
<b>EARNINGS PER UNIT</b>				
- After manager's fees (sen)	2.39	2.59	2.39	2.59
- Before manager's fees (sen)	2.64	2.88	2.64	2.88

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

**Note 1:**

This represents changes on financial liabilities measured at amortised cost pursuant to MFRS 9 Financial Instruments: Recognition and Measurement.

**UOA REAL ESTATE INVESTMENT TRUST**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE**  
**FOR THE PERIOD ENDED 31 MARCH 2021 (UNAUDITED)**

	Attributable to Unitholders' Funds			Total Unitholders' Funds	
	Unitholders' Capital RM	Distributable Undistributed Income		Current Year To Date 31.3.2021 RM	Preceding Year To Date 31.3.2020 RM
	Realised RM	Unrealised RM			
Balance at 1 January	750,745,631	54,333,416	175,219,649	980,298,696	706,554,728
Total comprehensive income for the period	-	15,796,965	375,858	16,172,823	10,969,881
Distribution to unitholders	-	-	-	-	-
Balance at 31 March	<u>750,745,631</u>	<u>70,130,381</u>	<u>175,595,507</u>	<u>996,471,519</u>	<u>717,524,609</u>

The condensed consolidated statement of changes in net asset value should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

**UOA REAL ESTATE INVESTMENT TRUST**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 MARCH 2021 (UNAUDITED)**

	<b>Current Year To Date 31.3.2021 RM</b>	<b>Preceding Year To Date 31.3.2020 RM</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Income before tax	16,228,871	10,993,881
Adjustment for:		
Interest income	(15,920)	(12,940)
Interest expense	4,712,300	2,661,976
Depreciation	13,888	12,248
Plant and equipment written off	1,409	122
Net changes on financial liabilities measured at amortised cost	(431,906)	(351,575)
Bad and doubtful debts	451,882	12,349
Operating profit before changes in working capital	20,960,524	13,316,061
Net changes in receivables	6,922,350	(658,131)
Net changes in payables	(24,641)	(236,354)
Cash generated from operating activities	27,858,233	12,421,576
Tax paid	(19,735)	(26,084)
Net cash generated from operating activities	27,838,498	12,395,492
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest income	15,920	12,940
Purchase of plant and equipment	(3,095)	(156,083)
Proceeds from disposal of investment properties	-	1,550,000
Net cash from investing activities	12,825	1,406,857
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Interest paid	(4,555,151)	(2,488,519)
Distribution to unitholders	(18,860,081)	(20,593,855)
Net (repayment)/drawdown of borrowings	(3,900,000)	9,600,000
Net cash used in financing activities	(27,315,232)	(13,482,374)
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>536,091</b>	<b>319,975</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	<b>5,413,230</b>	<b>2,608,717</b>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>5,949,321</b>	<b>2,928,692</b>
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institution	3,750,000	1,600,000
Cash and bank balances	2,199,321	1,328,692
	5,949,321	2,928,692

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

## **UOA REAL ESTATE INVESTMENT TRUST**

### **EXPLANATORY NOTES TO THE QUARTERLY REPORT AS AT 31 MARCH 2021 (UNAUDITED)**

#### **A EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING**

##### **A1 BASIS OF PREPARATION**

The quarterly financial report is unaudited and has been prepared in accordance with MFRS 134 Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. These condensed consolidated financial statements also comply with IAS 34: Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2020. 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 UOA Real Estate Investment Trust ("UOA REIT") since the year ended 31 December 2020.

##### **A2 CHANGES IN ACCOUNTING POLICIES**

The significant accounting policies adopted are consistent with those of the audited financial statements of UOA REIT for the year ended 31 December 2020.

##### **A3 QUALIFIED AUDIT REPORT**

The auditors' report on the financial statements for the year ended 31 December 2020 was not qualified.

##### **A4 SEASONALITY OR CYCLICALITY OF OPERATIONS**

The business operations of UOA REIT are not affected by material seasonal or cyclical factors.

##### **A5 UNUSUAL ITEMS**

There were no unusual items to be disclosed for the quarter under review.

##### **A6 CHANGES IN ESTIMATES**

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

##### **A7 DEBT AND EQUITY SECURITIES**

Save as disclosed in B7, there were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current quarter and period-to-date.

## **A8 INCOME DISTRIBUTION**

The Trust had on 22 January 2021, paid a final income distribution of 4.46 sen per unit amounting to RM18,860,081 for the second half year ended 31 December 2020.

There was no income distribution declared during the quarter under review. Distribution for the quarter under review will be declared and paid together with the distribution for the quarter ended 30 June 2021 on a semi-annual basis.

The Manager intends to distribute at least 95% of the realised income before tax (unaudited) for the first half year ended 31 December 2021, to be distributed by end of August 2021 as described under Section B17, Income Distribution.

## **A9 SEGMENTAL REPORTING**

No segmental information was prepared as UOA REIT's activities are predominantly in one industry segment and occur predominantly in Malaysia.

## **A10 VALUATION OF INVESTMENT PROPERTIES**

Based on the updated market values by an independent valuer and taking into consideration current market conditions, the Directors of the Manager have undertaken to assess the fair values of the investment properties in accordance with MFRS 140 Investment Property.

## **A11 MATERIAL EVENTS**

There was no material event as at the latest practicable date from the date of this report.

## **A12 EFFECT OF CHANGES IN THE COMPOSITION OF UOA REIT**

There were no changes in the composition of UOA REIT for the current quarter. The fund size stands at 675,599,076 units.

## **A13 CONTINGENT LIABILITIES OR CONTINGENT ASSETS**

There were no contingent liabilities or contingent assets to be disclosed.

## **A14 CAPITAL COMMITMENTS**

There were no capital commitments to be disclosed.

**B EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

**B1 REVIEW OF PERFORMANCE**

For the quarter ended 31 March 2021, UOA REIT registered a total income of RM29,595,769 inclusive of interest income and other income of RM15,920 and RM85,779 respectively. Total expenditure amounted to RM13,798,804 with RM6,800,427 attributable to property operating expenses and RM6,998,377 attributable to non-property operating expenses.

Against the corresponding quarter last year, gross rental has increased by approximately 49.1% whereas total expenditure increased by approximately 48.9%. The increase in gross rental and total expenditure was mainly due to the acquisition of UOA Corporate Tower at the end of 2020.

Realised earnings per unit for the quarter under review has decreased from 2.52 sen to 2.34 sen.

**B2 MATERIAL CHANGES IN INCOME BEFORE TAX FOR THE QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER**

There were no material changes in the income before taxation for the quarter under review.

**B3 PROSPECTS**

With the ongoing pandemic situation affecting the economic condition, it will continue to remain as the main factor influencing the occupancy and rental rates of all our properties. The Manager will continue to adopt active operating strategy with prudent capital management in order to enhance the yields and returns of the existing properties.

Meanwhile, the Manager will continue to seek opportunities to further acquire real estate that meets the objective of UOA REIT.

**B4 VARIANCES**

This is not applicable as there was no profit forecast or profit guarantee issued for this financial quarter.

**B5 UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS**

There were no issuance of new units during the quarter under review.

## B6 COMPOSITION OF INVESTMENT PORTFOLIO

As at 31 March 2021, UOA REIT's composition of investment portfolio is as follows:

	Acquisition cost RM	Fair value as at 31.03.2021 RM	Percentage of fair value to Net Asset Value %
<b>Real estate properties</b>			
Commercial			
- UOA Centre parcels	55,981,272	78,700,000	7.90
- UOA II parcels	194,502,300	291,600,000	29.26
- UOA Damansara parcels	72,000,000	118,700,000	11.91
- UOA Damansara II	211,000,000	231,100,000	23.19
- Parcel B - Menara UOA Bangsar	287,760,483	300,000,000	30.11
- UOA Corporate Tower	701,653,564	718,000,000	72.05
	<u>1,522,897,619</u>	<u>1,738,100,000</u>	
<b>Others</b>			
Deposits with licensed financial institutions		<u>3,750,000</u>	0.38

There was no change to the total number of properties held by UOA REIT since the last reporting period.

## B7 BORROWINGS AND DEBT SECURITIES

	As at 31.03.2021 RM	As at 31.12.2020 RM
Revolving credit		
- Secured	<u>700,122,500</u>	<u>704,022,500</u>

The borrowings are denominated in Ringgit Malaysia.

## B8 INCOME RECOGNITION

- Rental income is recognised on a straight-line basis over the specific tenure of the respective leases. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.
- Interest income is recognised on a time proportion basis.

## B9 MANAGER'S FEES

Pursuant to the Trust Deed constituting UOA REIT, the Manager is entitled to a fee of up to 1.00% per annum of the Net Asset Value ("NAV") of UOA REIT, calculated on a monthly accrual basis and payable monthly in arrears.

The manager's fees for the period ended 31 March 2021 was calculated based on 0.67% per annum of the NAV.

## B10 TRUSTEE'S FEES

Pursuant to the Trust Deed constituting UOA REIT, the Trustee is entitled to a fee of up to 0.05% per annum of the Net Asset Value ("NAV") of UOA REIT, calculated on a monthly accrual basis and payable monthly in arrears.

The trustee's fees for the period ended 31 March 2021 was calculated based on 0.03% per annum of the NAV.

## B11 SOFT COMMISSION

During the quarter under review, the Manager did not receive any soft commission from its broker, by virtue of transactions conducted by UOA REIT.



## B12 INCOME BEFORE TAX

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

	<b>Current Quarter 31.3.2021 RM</b>	<b>Preceding Corresponding Quarter 31.3.2020 RM</b>	<b>Current Year To Date 31.3.2021 RM</b>	<b>Preceding Year To Date 31.3.2020 RM</b>
Depreciation	13,888	5,304	13,888	12,248
Bad and doubtful debts	451,882	100,757	451,882	12,349
(Gain)/loss on disposal				
- quoted investments	-	-	-	-
- unquoted investments	-	-	-	-
- properties	-	-	-	-
Impairment of assets	-	-	-	-
Foreign exchange (gain)/loss	-	-	-	-
Exceptional items	-	-	-	-

The following items are not applicable to UOA REIT:

- a) Gain or loss on derivatives; and
- b) Provision for and write off of inventories.

## B13 TAX EXPENSE

A reconciliation between the applicable income tax expense and the effective income tax expense of UOA REIT is as follows:

	<b>Current Quarter 31.3.2021 RM</b>	<b>Preceding Corresponding Quarter 31.3.2020 RM</b>	<b>Current Year To Date 31.3.2021 RM</b>	<b>Preceding Year To Date 31.3.2020 RM</b>
Income before tax	16,228,871	10,993,881	16,228,871	10,993,881
Taxation at statutory rate of 24%	3,894,929	2,638,531	3,894,929	2,638,531
Tax effects arising from				
- non-deductible expenses	178,163	130,460	178,163	130,460
- income exempted from tax	(3,916,532)	(2,540,664)	(3,916,532)	(2,540,664)
- net changes on financial liabilities measured at amortised cost	(103,658)	(84,378)	(103,658)	(84,378)
Utilisation of capital allowances/ balancing charge	(27,902)	(119,949)	(27,902)	(119,949)
Real property gain tax	31,048	-	31,048	-
Tax expense for the quarter/period	56,048	24,000	56,048	24,000

Pursuant to the amendment of Section 61A of the Income Tax Act, 1967, where in the basis period for a year of assessment, 90% or more of the total income of the trust is distributed to its unitholders, the total income of the trust for that year of assessment shall be exempted from tax.

UOA REIT is expected to enjoy the tax exemption as it intends to distribute 95% of its total income to its unitholders for the year ending 31 December 2021. Therefore, no provision for income tax has been made for the current quarter.

## B14 UNITHOLDINGS BY THE MANAGER AND PARTIES RELATED TO THE MANAGER

As at 31 March 2021, the Manager did not hold any units in UOA REIT.

<b>Direct holdings unless otherwise indicated</b>	<b>No. of units</b>	<b>Percentage of units in issue %</b>	<b>Market value as at 31.03.2021 RM</b>
<b>Directors of the Manager:</b>			
- Alan Charles Winduss	100,000	0.01	111,000
- Dato' Gan Boon Khuay	200,000	0.03	222,000
- Kung Beng Hong	100,000	0.01	111,000
- Kong Sze Choon	69,000	0.01	76,590
<b>Companies related to the Manager:</b>			
- Desa Bukit Pantai Sdn Bhd	102,261,538	15.14	113,510,307
- Wisma UOA Sdn Bhd	77,729,000	11.51	86,279,190
- Rich Accomplishment Sdn Bhd	74,661,538	11.05	82,874,307
- Dynasty Portfolio Sdn Bhd	63,326,600	9.37	70,292,526
- UOA Corporation Berhad	48,000,000	7.10	53,280,000
- LTG Development Sdn Bhd	5,600,700	0.83	6,216,777
<b>Persons related to the Manager via relationship with a Director of the Manager:</b>			
- Kong May Chee	15,900	0.00	17,649
- Kong Ai Chee	13,500	0.00	14,985
<b>Director of the Manager (indirect interest):</b>			
- Kong Sze Choon*	24,000	0.00	26,640
<b>Person related to the Manager via relationship with a Director of the Manager (indirect interest):</b>			
- Kong Chong Soon @ Chi Suim**	371,579,376	55.00	412,453,107

\* Deemed interest through his shareholding in Global Transact Sdn Bhd.

\*\* Deemed interest through his shareholdings in United Overseas Australia Limited (the ultimate holding company of Desa Bukit Pantai Sdn Bhd, Wisma UOA Sdn Bhd, Rich Accomplishment Sdn Bhd, Damai Positif Sdn Bhd, Dynasty Portfolio Sdn Bhd and LTG Development Sdn Bhd).

The market value of the units held by unitholders related to the Manager is determined by using the closing market value of RM1.11 as at 31 March 2021.

## B15 MATERIAL LITIGATION

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

## B16 STATUS OF CORPORATE PROPOSAL

There were no corporate proposals announced but not completed at the latest practicable date.

## B17 INCOME DISTRIBUTION

Pursuant to the amended Section 6(1)(i) of the Income Tax Act, 1967, the following withholding tax rates as stipulated in Part X, Schedule 1 of the Income Tax Act, 1967 will be deducted for distribution of income by the Trust to the following categories of unitholders:

	<b>Withholding tax rate</b>
Resident corporate	Nil*
Resident non-corporate	10%
Non-resident individual	10%
Non-resident corporate	24%
Non-resident institutional	10%

\* No withholding tax; to tax at prevailing tax rate

The distribution to the unitholders is from the following sources:

	<b>Current Quarter 31.3.2021 RM</b>	<b>Preceding Corresponding Quarter 31.3.2020 RM</b>	<b>Current Year To Date 31.3.2021 RM</b>	<b>Preceding Year To Date 31.3.2020 RM</b>
Gross rental	29,494,070	19,778,234	29,494,070	19,778,234
Interest income	15,920	12,940	15,920	12,940
Other income	85,779	119,943	85,779	119,943
	<u>29,595,769</u>	<u>19,911,117</u>	<u>29,595,769</u>	<u>19,911,117</u>
<u>Less:</u>				
Expenses	<u>(13,798,804)</u>	<u>(9,268,811)</u>	<u>(13,798,804)</u>	<u>(9,268,811)</u>
Realised income for the period	15,796,965	10,642,306	15,796,965	10,642,306
Previous year's undistributed realised income	54,333,416	52,850,791	54,333,416	52,850,791
<u>Less:</u>				
Proposed/declared income distribution	-	-	-	-
Balance undistributed realised income	<u>70,130,381</u>	<u>63,493,097</u>	<u>70,130,381</u>	<u>63,493,097</u>
Distribution per unit (sen)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

## B18 EARNINGS PER UNIT

Basic earnings per unit are calculated by dividing income for the quarter/period attributable to unitholders by the weighted average number of units in issue during the quarter/period.

	<b>Current Quarter 31.3.2021 RM</b>	<b>Preceding Corresponding Quarter 31.3.2020 RM</b>	<b>Current Year To Date 31.3.2021 RM</b>	<b>Preceding Year To Date 31.3.2020 RM</b>
Income after tax	16,172,823	10,969,881	16,172,823	10,969,881
Weighted average number of units in issue	675,599,076	422,871,776	675,599,076	422,871,776
Basic earnings per unit (after manager's fee) (sen)	<u>2.39</u>	<u>2.59</u>	<u>2.39</u>	<u>2.59</u>

## B19 STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, this quarterly report has been prepared in accordance with MFRS 134 Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of UOA REIT as at 31 March 2021 and of its financial performance and cash flows for the quarter/period ended on that date and duly authorised for release by the Board of Directors of the Manager on 20 May 2021.

BY ORDER OF THE BOARD

YAP KAI WENG  
Company Secretary  
UOA ASSET MANAGEMENT SDN BHD (Company No. 200501015592 (692639-U))  
(As the Manager of UOA REAL ESTATE INVESTMENT TRUST)

Kuala Lumpur  
20 MAY 2021