

**UOA REAL ESTATE INVESTMENT TRUST**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2024 (UNAUDITED)**

	<b>As at 31.03.2024 RM</b>	<b>As at 31.12.2023 RM</b>
<b>INVESTMENTS</b>		
Real estate properties	1,719,481,374	1,718,500,000
<b>PLANT &amp; EQUIPMENT</b>	1,729,707	1,341,615
<b>OTHER ASSETS</b>		
Trade receivables	4,684,576	5,059,904
Other receivables	12,526,360	8,517,480
Deposits with licensed financial institution	1,400,000	1,750,000
Cash and bank balances	3,303,746	2,548,772
	21,914,682	17,876,156
<b>TOTAL ASSETS</b>	1,743,125,763	1,737,717,771
<b>LIABILITIES</b>		
Payables	6,438,740	6,239,962
Rental deposits	31,116,885	32,939,582
Amount due to Manager	560,197	600,469
Borrowings	706,200,000	684,700,000
Tax payable	10,394	24,925
Deferred tax liabilities	19,640,000	19,640,000
<b>TOTAL LIABILITIES</b>	763,966,216	744,144,938
<b>NET ASSET VALUE</b>	979,159,547	993,572,833
<b>FINANCED BY:</b>		
<b>UNITHOLDERS' FUND</b>		
Unitholders' capital	750,555,165	750,555,165
Undistributed income	228,604,382	243,017,668
	979,159,547	993,572,833
<b>NUMBER OF UNITS IN CIRCULATION</b>	675,599,076	675,599,076
<b>Net asset value attributable to unitholders:</b>		
Before income distribution	979,159,547	993,572,833
After income distribution	968,079,722	967,494,709
<b>Net asset value per unit attributable to unitholders:</b>		
Before income distribution	1.4493	1.4707
After income distribution (Note 1)	1.4329	1.4321

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.

**Note 1:**

After distribution income for the quarter of 1.64 sen per unit is assumed for income distribution (31.12.2023: final income distribution of 3.86 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 2024 (UNAUDITED)**

	<b>Individual Quarter Ended</b>		<b>Cumulative Quarter Ended</b>	
	<b>31.3.2024 RM</b>	<b>31.3.2023 RM</b>	<b>31.3.2024 RM</b>	<b>31.3.2023 RM</b>
<b>TOTAL INCOME</b>				
Gross rental	26,217,610	28,650,114	26,217,610	28,650,114
Property operating expenses	(7,738,473)	(7,480,244)	(7,738,473)	(7,480,244)
<b>Net rental income</b>	<b>18,479,137</b>	<b>21,169,870</b>	<b>18,479,137</b>	<b>21,169,870</b>
Interest income	28,856	19,935	28,856	19,935
Other income	153,346	100,176	153,346	100,176
	<b>18,661,339</b>	<b>21,289,981</b>	<b>18,661,339</b>	<b>21,289,981</b>
<b>TOTAL EXPENDITURE</b>				
Manager's fees	(1,647,451)	(1,653,717)	(1,647,451)	(1,653,717)
Trustee's fees	(73,767)	(74,047)	(73,767)	(74,047)
Borrowing costs	(5,521,276)	(5,223,888)	(5,521,276)	(5,223,888)
Auditors' remuneration	(14,575)	(13,500)	(14,575)	(13,500)
Tax agent's fees	(5,618)	(5,425)	(5,618)	(5,425)
Valuation fee	(20,408)	(800)	(20,408)	(800)
Reversal of/(Impairment losses) of financial assets	467,422	(53,125)	467,422	(53,125)
Administrative expenses	(169,829)	(78,259)	(169,829)	(78,259)
	<b>(6,985,502)</b>	<b>(7,102,761)</b>	<b>(6,985,502)</b>	<b>(7,102,761)</b>
Net changes on financial liabilities measured at amortised cost	-	449,293	-	449,293
<b>INCOME BEFORE TAX</b>	<b>11,675,837</b>	<b>14,636,513</b>	<b>11,675,837</b>	<b>14,636,513</b>
<b>TAX EXPENSE</b>	<b>(11,000)</b>	<b>(28,000)</b>	<b>(11,000)</b>	<b>(28,000)</b>
<b>INCOME AFTER TAX</b>	<b>11,664,837</b>	<b>14,608,513</b>	<b>11,664,837</b>	<b>14,608,513</b>
<b>OTHER COMPREHENSIVE INCOME</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>11,664,837</b>	<b>14,608,513</b>	<b>11,664,837</b>	<b>14,608,513</b>
<b>INCOME AFTER TAX IS ANALYSED AS FOLLOWS:</b>				
- Realised	11,675,837	14,187,220	11,675,837	14,187,220
- Unrealised	(11,000)	421,293	(11,000)	421,293
<b>EARNINGS PER UNIT</b>				
- After manager's fees (sen)	1.73	2.16	1.73	2.16
- Before manager's fees (sen)	1.97	2.41	1.97	2.41

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.

**UOA REAL ESTATE INVESTMENT TRUST**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE**  
**FOR THE PERIOD ENDED 31 MARCH 2024 (UNAUDITED)**

	Attributable to Unitholders' Funds			Total Unitholders' Funds	
	Unitholders' Capital RM	Distributable Undistributed Income		Current Year To Date 31.3.2024 RM	Preceding Year To Date 31.3.2023 RM
	RM	Realised RM	Unrealised RM		
Balance at 1 January	750,555,165	87,039,217	155,978,451	993,572,833	995,661,498
Total comprehensive income for the period	-	11,675,837	(11,000)	11,664,837	14,608,513
Distribution to unitholders	-	(26,078,123)	-	(26,078,123)	(29,185,879)
Balance at 31 March	<u>750,555,165</u>	<u>72,636,931</u>	<u>155,967,451</u>	<u>979,159,547</u>	<u>981,084,132</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 2023 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 2024 (UNAUDITED)**

	<b>Current Year To Date 31.3.2024 RM</b>	<b>Preceding Year To Date 31.3.2023 RM</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Income before tax	11,675,837	14,636,513
Adjustment for:		
Interest income	(28,856)	(19,935)
Interest expense	5,521,276	5,223,888
Depreciation	53,608	29,074
Net changes on financial liabilities measured at amortised cost	-	(449,293)
Bad and doubtful debts	(415,541)	53,125
Operating profit before changes in working capital	16,806,324	19,473,372
Net changes in receivables	(3,218,011)	(4,807,852)
Net changes in payables	(1,719,850)	4,375,802
Cash generated from operating activities	11,868,463	19,041,322
Tax paid	(25,531)	(17,550)
Net cash generated from operating activities	11,842,932	19,023,772
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest income	28,856	19,935
Purchase of plant and equipment	(441,700)	(2,650)
Enhancements to investment properties	(981,374)	(804,502)
Net cash used in investing activities	(1,394,218)	(787,217)
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Interest paid	(5,465,617)	(5,292,843)
Distribution to unitholders	(26,078,123)	(29,185,879)
Net drawdown of borrowings	21,500,000	17,600,000
Net cash used in financing activities	(10,043,740)	(16,878,722)
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>404,974</b>	<b>1,357,833</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	<b>4,298,772</b>	<b>3,912,804</b>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>4,703,746</b>	<b>5,270,637</b>
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institution	1,400,000	2,100,000
Cash and bank balances	3,303,746	3,170,637
	4,703,746	5,270,637

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2023 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 2024 (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 2023. 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 2023.

##### **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 2023.

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

The auditors' report on the financial statements for the year ended 31 December 2023 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 29 February 2024, paid a final income distribution of 3.86 sen per unit amounting to RM26,078,124 for the second half year ended 31 December 2023.

There was no income distribution declared for 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 2024 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 ending 31 December 2024, to be distributed by end of August 2024 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 2024, UOA REIT registered a total income of RM28,399,812 inclusive of interest income and other income of RM28,856 and RM153,346 respectively. Total expenditure amounted to RM14,723,975 with RM7,738,473 attributable to property operating expenses and RM6,985,502 attributable to non-property operating expenses.

Against the corresponding quarter last year, gross rental has decreased by approximately 8.5% whereas total expenditure increased by approximately 1.0%. The decrease in gross rental was mainly due to the decline in the occupancy rates of the properties. The increase in total expenditure was mainly due both increase property operating expenses and borrowing costs. The higher property operating expenses were primarily due to the increase in maintenance cost.

Realised earnings per unit for the quarter under review has decreased from 2.10 sen to 1.73 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**

The office rental market remains challenging amidst escalating cost of doing business and influx of new office supply. While we endeavour to improve the occupancy rates for buildings with higher vacancy rates, we foresee the improvement in rental rates will remain restrained in the near term. The Manager maintains a hopeful outlook on the market while also adopting a cautious approach.

The Manager will continue to actively manage the properties in the portfolio with prudent capital management to maximize yields for unitholders. Efforts to seek opportunities for future acquisitions that align with the objectives of UOA REIT will also continue.

**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 2024, UOA REIT's composition of investment portfolio is as follows:

	Acquisition cost RM	Fair value as at 31.03.2024 RM	Percentage of fair value to Net Asset Value %
<b>Real estate properties</b>			
Commercial			
- UOA Centre parcels	55,981,272	78,000,000	7.97
- UOA II parcels	194,502,300	277,000,000	28.29
- UOA Damansara parcels	72,000,000	115,000,000	11.74
- UOA Damansara II	211,000,000	224,886,538	22.97
- Parcel B - Menara UOA Bangsar	287,760,483	302,450,236	30.89
- UOA Corporate Tower	701,653,564	722,144,600	73.75
	<u>1,522,897,619</u>	<u>1,719,481,374</u>	
<b>Others</b>			
Deposits with licensed financial institutions		<u>1,400,000</u>	0.14

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 31.03.2024 RM	As at 31.12.2023 RM
Revolving credit		
- Secured	<u>706,200,000</u>	<u>684,700,000</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 2024 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 2024 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 31.3.2024 RM</b>	<b>Preceding Corresponding Quarter 31.3.2023 RM</b>	<b>Current Year To Date 31.3.2024 RM</b>	<b>Preceding Year To Date 31.3.2023 RM</b>
Depreciation	53,608	29,074	53,608	29,074
Bad and doubtful debts	(415,541)	53,125	(415,541)	53,125
(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 31.3.2024 RM</b>	<b>Preceding Corresponding Quarter 31.3.2023 RM</b>	<b>Current Year To Date 31.3.2024 RM</b>	<b>Preceding Year To Date 31.3.2023 RM</b>
Income before tax	11,675,837	14,636,513	11,675,837	14,636,513
Taxation at statutory rate of 24%	2,802,201	3,512,763	2,802,201	3,512,763
Tax effects arising from				
- non-deductible expenses	136,286	77,226	136,286	77,226
- income exempted from tax	(2,889,722)	(3,427,358)	(2,889,722)	(3,427,358)
- net changes on financial liabilities measured at amortised cost	-	(107,830)	-	(107,830)
Utilisation of capital allowances/ balancing charge	(37,765)	(26,801)	(37,765)	(26,801)
Underestimated in prior years	-	-	-	-
Tax expense for the quarter/period	11,000	28,000	11,000	28,000

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 2024. 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 2024, 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 31.03.2024 RM</b>
<b>Directors of the Manager:</b>			
- Kong Sze Choon	69,000	0.01	76,590
- Karn Sau Meng	20,000	0.00	22,200
<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 2024.

## 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 31.3.2024 RM</b>	<b>Preceding Corresponding Quarter 31.3.2023 RM</b>	<b>Current Year To Date 31.3.2024 RM</b>	<b>Preceding Year To Date 31.3.2023 RM</b>
Gross rental	26,217,610	28,650,114	26,217,610	28,650,114
Interest income	28,856	19,935	28,856	19,935
Other income	153,346	100,176	153,346	100,176
	<u>26,399,812</u>	<u>28,770,225</u>	<u>26,399,812</u>	<u>28,770,225</u>
<u>Less:</u>				
Expenses	<u>(14,723,975)</u>	<u>(14,583,005)</u>	<u>(14,723,975)</u>	<u>(14,583,005)</u>
Realised income for the period	11,675,837	14,187,220	11,675,837	14,187,220
Previous year's undistributed realised income	87,039,217	89,782,492	87,039,217	89,782,492
<u>Less:</u>				
Proposed/declared income distribution	<u>(26,078,123)</u>	<u>(29,185,879)</u>	<u>(26,078,123)</u>	<u>(29,185,879)</u>
Balance undistributed realised income	<u>72,636,931</u>	<u>74,783,833</u>	<u>72,636,931</u>	<u>74,783,833</u>
Distribution per unit (sen)	<u>3.86</u>	<u>4.32</u>	<u>3.86</u>	<u>4.32</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 31.3.2024 RM</b>	<b>Preceding Corresponding Quarter 31.3.2023 RM</b>	<b>Current Year To Date 31.3.2024 RM</b>	<b>Preceding Year To Date 31.3.2023 RM</b>
Income after tax	11,664,837	14,608,513	11,664,837	14,608,513
Weighted average number of units in issue	675,599,076	675,599,076	675,599,076	675,599,076
Basic earnings per unit (after manager's fee) (sen)	<u>1.73</u>	<u>2.16</u>	<u>1.73</u>	<u>2.16</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 2024 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 2 May 2024.

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  
2 MAY 2024