

UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
SECOND QUARTER ENDED 30 JUNE 2019





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UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)

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(Cover) The Goodwood Residence - the latest addition to Bangsar South - is a multi-generational high-rise residential development, designed to deliver practicality and comfort with its premium lifestyle serviced apartments.

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UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2019

| | As At 30 June 2019 RM'000 | As At 31 December 2018 RM'000 |
|--|--|--|
| ASSETS | | |
| Non-current assets | | |
| Property, plant and equipment | 421,357 | 401,609 |
| Investment properties | 1,785,956 | 1,755,242 |
| Inventories | 517,702 | 509,085 |
| Investment in quoted shares | 20,259 | 20,259 |
| Deferred tax assets | 50,243 | 45,585 |
| | <u>2,795,517</u> | <u>2,731,780</u> |
| Current assets | | |
| Inventories | 1,582,176 | 1,636,526 |
| Contract assets | 232,796 | 295,059 |
| Trade and other receivables | 332,739 | 486,884 |
| Amount owing by holding company | 17 | - |
| Amount owing by related company | 221 | 4 |
| Current tax assets | 63,379 | 62,505 |
| Short term investments | 186,752 | 134,137 |
| Fixed deposits with licensed banks | 256,859 | 179,791 |
| Cash and bank balances | 421,163 | 264,718 |
| | <u>3,076,102</u> | <u>3,059,624</u> |
| TOTAL ASSETS | <u>5,871,619</u> | <u>5,791,404</u> |
| EQUITY AND LIABILITIES | | |
| Equity | | |
| Share capital | 2,042,937 | 546,343 |
| Share premium | - | 1,496,594 |
| Merger reserve | 2,252 | 2,252 |
| Fair value reserve | 2,165 | 2,165 |
| Retained earnings | 2,562,323 | 2,635,498 |
| Less : Treasury shares | (2,119) | (2,119) |
| Equity attributable to owners of the Company | <u>4,607,558</u> | <u>4,680,733</u> |
| Non-controlling interests | 271,542 | 265,105 |
| Total equity | <u>4,879,100</u> | <u>4,945,838</u> |
| Non-current liabilities | | |
| Amount owing to non-controlling shareholders of subsidiary companies | - | 5,060 |
| Hire purchase and finance lease liabilities | 1,810 | 1,832 |
| Deferred tax liabilities | 88,619 | 93,756 |
| | <u>90,429</u> | <u>100,648</u> |
| Current liabilities | | |
| Trade and other payables | 466,662 | 559,448 |
| Amount owing to holding company | 125 | 552 |
| Amount owing to related companies | 42,368 | 42,972 |
| Amount owing to non-controlling shareholders of subsidiary company | 39,218 | 49,632 |
| Hire purchase and finance lease liabilities | 1,705 | 2,499 |
| Short term borrowings | 74,000 | 74,000 |
| Current tax liabilities | 19,889 | 15,815 |
| Dividend payable | 258,123 | - |
| | <u>902,090</u> | <u>744,918</u> |
| TOTAL LIABILITIES | <u>992,519</u> | <u>845,566</u> |
| TOTAL EQUITY AND LIABILITIES | <u>5,871,619</u> | <u>5,791,404</u> |
| Net Asset Per Share (RM) | <u>2.50</u> | <u>2.54</u> |
| Based on number of shares net of treasury shares | <u>1,843,738,100</u> | <u>1,843,738,100</u> |

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 JUNE 2019

| | Individual Quarter Ended | | Cumulative Quarter Ended | |
|--|--------------------------|-----------|--------------------------|-----------|
| | 30 June | 30 June | 30 June | 30 June |
| | 2019 | 2018 | 2019 | 2018 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Revenue | 344,330 | 304,963 | 588,999 | 476,948 |
| Cost of sales | (188,079) | (136,538) | (352,450) | (257,518) |
| Gross profit | 156,251 | 168,425 | 236,549 | 219,430 |
| Other income | 62,324 | 48,846 | 120,788 | 98,539 |
| Impairment losses of financial assets | 529 | (1,323) | (2,782) | (3,013) |
| Administrative and general expenses | (35,904) | (29,050) | (72,599) | (67,566) |
| Other expenses | (14,993) | (13,852) | (33,150) | (31,948) |
| Finance income | 4,911 | 3,061 | 9,141 | 8,698 |
| Finance costs | (3,520) | (1,489) | (4,610) | (4,082) |
| Profit before tax | 169,598 | 174,618 | 253,337 | 220,058 |
| Tax expense | (40,792) | (44,046) | (61,952) | (55,672) |
| Profit for the year | 128,806 | 130,572 | 191,385 | 164,386 |
| Other comprehensive income, net of tax | | | | |
| <i>Items that will not be reclassified to profit or loss</i> | | | | |
| Fair value loss on remeasuring of financial assets | (1,392) | (309) | - | (2,474) |
| Total comprehensive income for the year | 127,414 | 130,263 | 191,385 | 161,912 |
| Profit attributable to: | | | | |
| Owners of the Company | 125,088 | 118,033 | 184,948 | 150,305 |
| Non-controlling interests | 3,718 | 12,539 | 6,437 | 14,081 |
| | 128,806 | 130,572 | 191,385 | 164,386 |
| Total comprehensive income attributable to: | | | | |
| Owners of the Company | 123,696 | 117,724 | 184,948 | 147,831 |
| Non-controlling interests | 3,718 | 12,539 | 6,437 | 14,081 |
| | 127,414 | 130,263 | 191,385 | 161,912 |
| Earnings per share (Sen) | | | | |
| - Basic earnings per share | 6.78 | 6.81 | 10.03 | 8.67 |
| - Diluted earnings per share | N/A | N/A | N/A | N/A |

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD (654023-V)
 (Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2019

| | Attributable to Owners of the Company | | | | | | | |
|---|---------------------------------------|----------------------------|--|---------------------------------|--------------------------------|------------------------------|---|---------------------------|
| | Share Capital RM'000 | Share Premium RM'000 | Non-distributable Merger Reserve RM'000 | Fair Value Reserve RM'000 | Retained earnings RM'000 | Treasury shares RM'000 | Non- controlling interest RM'000 | Total Equity RM'000 |
| Balance at 1 January 2019 | 546,343 | 1,496,594 | 2,252 | 2,165 | 2,635,498 | (2,119) | 265,105 | 4,945,838 |
| Transition to no-par value regime [^] | 1,496,594 | (1,496,594) | - | - | - | - | - | - |
| Dividend to shareholders of the Company | - | - | - | - | (258,123) | - | - | (258,123) |
| Total comprehensive income for the year | - | - | - | - | 184,948 | - | 6,437 | 191,385 |
| Balance at 30 June 2019 | 2,042,937 | - | 2,252 | 2,165 | 2,562,323 | (2,119) | 271,542 | 4,879,100 |
| Balance at 1 January 2018 | 309,607 | 1,496,594 | 2,252 | 6,959 | 2,516,478 | (2,119) | 257,254 | 4,587,025 |
| Dividend to shareholders of the Company | - | - | - | - | (259,967) | - | - | (259,967) |
| Total comprehensive income for the year | - | - | - | (2,474) | 150,305 | - | 14,081 | 161,912 |
| Dividend paid to non-controlling shareholders of subsidiary companies | - | - | - | - | - | - | (11,150) | (11,150) |
| Balance at 30 June 2018 | 309,607 | 1,496,594 | 2,252 | 4,485 | 2,406,816 | (2,119) | 260,185 | 4,477,820 |

[^] The new Companies Act 2016 ("Act") which came into effect on 31 January 2017, abolished the concept of nominal or par value in shares and consequently, the authorised share capital of a company is no longer applicable. Consequently, the amount standing to the credit of the share premium account of the Company on the commencement of the Act became part of the Company's share capital pursuant to Section 618(2) of the Act. Notwithstanding this provision, the Company may within 24 months from the commencement of the Act, use the amount of RM1,496,594,000 standing to the credit of its share premium account on 31 January 2017 for the purposes set out in Section 618(3) of the Act. There is no impact on the number of ordinary shares in issue of the Company as a result of this transition.

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2019

| | Current Year To Date 30 June 2019 RM'000 | Preceding Year To Date 30 June 2018 RM'000 |
|--|---|---|
| OPERATING ACTIVITIES | | |
| Profit before tax | 253,337 | 220,058 |
| Adjustments for: | | |
| Non-cash items | 13,144 | 13,306 |
| Non-operating items | (8) | (2) |
| Dividend income | (787) | (676) |
| Net interest income | <u>(4,531)</u> | <u>(4,616)</u> |
| Operating profit before changes in working capital | 261,155 | 228,070 |
| Changes in working capital: | | |
| Inventories | 46,385 | 53,070 |
| Contract assets | 62,263 | (92,020) |
| Contract liabilities | - | 1,864 |
| Receivables | 151,363 | (78,814) |
| Payables | <u>(93,157)</u> | <u>(126,086)</u> |
| Cash generated from operations | 428,009 | (13,916) |
| Interest received | 3,630 | 3,773 |
| Tax paid | <u>(68,547)</u> | <u>(47,709)</u> |
| Net cash from/(used in) operating activities | <u>363,092</u> | <u>(57,852)</u> |
| INVESTING ACTIVITIES | | |
| (Advances to)/Repayments from holding company | (17) | 10 |
| (Advances to)/Repayments from related company | (217) | 278 |
| Dividend received | 787 | 676 |
| Proceeds from disposal of property, plant and equipment | 8 | 2 |
| Acquisition of subsidiary, net of cash | - | (60,918) |
| Additions to investment properties | (30,714) | (48,937) |
| Purchase of property, plant and equipment | (29,282) | (2,827) |
| Interest income | <u>5,511</u> | <u>4,925</u> |
| Net cash used in investing activities | <u>(53,924)</u> | <u>(106,791)</u> |
| FINANCING ACTIVITIES | | |
| Repayments to holding company | (427) | (4) |
| Repayments to related companies | (431) | (45,796) |
| Payment of hire purchase and finance lease liabilities | (1,644) | (2,639) |
| Dividends paid to non-controlling shareholders of subsidiary companies | - | (15,150) |
| Net repayment of borrowings | - | (33,730) |
| Fixed deposit unpledged/(pledged) to secure bank borrowings | 1,532 | (401) |
| (Repayments to)/Advances from non-controlling shareholders of subsidiary companies | (15,601) | 31,100 |
| Interest paid | <u>(4,937)</u> | <u>(4,416)</u> |
| Net cash used in financing activities | <u>(21,508)</u> | <u>(71,036)</u> |
| CASH AND CASH EQUIVALENTS | | |
| Net changes | 287,660 | (235,679) |
| At beginning of financial period | 576,965 | 567,053 |
| At end of financial period | <u>864,625</u> | <u>331,374</u> |
| Represented by: | | |
| Short term investments | 186,752 | 69,037 |
| Fixed deposits with licensed banks | 256,859 | 140,318 |
| Cash and bank balances | <u>421,163</u> | <u>125,068</u> |
| | 864,774 | 334,423 |
| Fixed deposit pledged | <u>(149)</u> | <u>(3,049)</u> |
| | <u>864,625</u> | <u>331,374</u> |

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.

EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2019

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 2018 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 year ended 31 December 2018.

A2 CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted are consistent with those of the audited financial statements of the Group for the year ended 31 December 2018, except for the adoption of the following MFRSs and amendments to MFRSs that are relevant to its operations:

MFRS 16 Leases

Except as otherwise indicated below, the adoption of the above MFRSs and amendments to MFRSs does not have significant impact on the financial statements of the Group.

MFRS 16 Leases

MFRS 16 was issued in January 2016 and it replaces MFRS 117 Leases, IC Interpretation 4 Determining whether an Arrangement contains a Lease, SIC-15 Operating Leases-Incentives and SIC-27 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under MFRS 117.

The standard includes two recognition exemptions for lessees – leases of ‘low-value’ assets (e.g., personal computers) and short-term leases (i.e., leases with a lease term of 12 months or less). At the commencement date of a lease, a lessee will recognise a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset). Lessees will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset.

Lessees will be also required to remeasure the lease liability upon the occurrence of certain events (e.g., a change in the lease term, a change in future lease payments resulting from a change in an index or rate used to determine those payments). The lessee will generally recognise the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset.

Lessor accounting under MFRS 16 is substantially unchanged from today’s accounting under MFRS 117. Lessors will continue to classify all leases using the same classification principle as in MFRS 117 and distinguish between two types of leases: operating and finance leases.

MFRS 16, which is effective for annual periods beginning on or after 1 January 2019, requires lessees and lessors to make more extensive disclosures than under MFRS 117.

Transition to MFRS 16

The Group plans to adopt MFRS 16 retrospectively to each prior reporting year presented with the cumulative effect of initially applying MFRS 16 as an adjustment to the opening balance of retained earnings (or other component of equity, as appropriate) at the date of initial application. The Group will elect to apply the standard to contracts that were previously identified as leases applying MFRS 117 and IC Interpretation 4. The Group will therefore not apply the standard to contracts that were not previously identified as containing a lease applying MFRS 117 and IC Interpretation 4.

The Group has performed a detailed impact assessment of MFRS 16. As the Group mainly acts as a lessor, the impact of MFRS 16 adoption is expected to be insignificant to the financial statements.

The Group will elect to use the exemptions proposed by the standard on lease contracts for which the lease terms ends within 12 months as of the date of initial application, and lease contracts for which the underlying asset is of low value.

Due to the adoption of MFRS 16, the Group’s operating profit will improve, while its interest expense will increase. This is due to the change in the accounting for expenses of leases that were classified as operating leases under MFRS 117.

The Group adopt the standard using the full retrospective approach, requiring the restatement of comparative period presented in the financial statements.

A3 QUALIFIED AUDIT REPORT

The auditors' report of the financial statements of the Company for the financial year ended 31 December 2018 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) Share buyback by the Company

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

(b) As at 30 June 2019, 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 1,844,871,900 ordinary shares.

A8 DIVIDENDS PAID

A first and final single tier dividend of 14 sen per ordinary share in respect of the financial year ended 31 December 2018 was approved by shareholders during the Annual General Meeting held on 29 May 2019. The dividend was paid on 29 July 2019.

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

On 29 July 2019, the Company issued and allotted 122,285,100 new shares pursuant to the Dividend Reinvestment Scheme which was applied to the final dividend for the year ended 31 December 2018. With the listing of the new shares, the issued and paid up capital of the Company increased from RM2,042,937,717 to RM2,286,285,066.

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 |
|---|-----------------------------------|------------------------|------------------|-----------------------|------------------------|
| <u>Cumulative quarter ended 30 June 2019</u> | | | | | |
| Revenue | | | | | |
| External revenue | 588,999 | - | - | - | 588,999 |
| Inter-segment revenue | 4,923 | 372,696 | - | (377,619) | - |
| Total revenue | 593,922 | 372,696 | - | (377,619) | 588,999 |
| Results | | | | | |
| Segment results | 206,118 | 48,817 | (1,598) | - | 253,337 |
| Tax expense | | | | | (61,952) |
| Profit for the period | | | | | 191,385 |
| Segment assets | 4,121,184 | 182,381 | 1,434,173 | - | 5,737,738 |

| | Property development RM'000 | Construction RM'000 | Others RM'000 | Elimination RM'000 | Consolidated RM'000 |
|--|-----------------------------------|------------------------|------------------|-----------------------|------------------------|
| Cumulative quarter ended 30 June 2018 | | | | | |
| Revenue | | | | | |
| External revenue | 476,948 | - | - | - | 476,948 |
| Inter-segment revenue | - | 289,035 | - | (289,035) | - |
| Total revenue | 476,948 | 289,035 | - | (289,035) | 476,948 |
| Results | | | | | |
| Segment results | 211,801 | 13,470 | (5,213) | - | 220,058 |
| Tax expense | | | | | (55,672) |
| Profit for the period | | | | | 164,386 |
| Segment assets | 4,086,460 | 118,954 | 1,263,242 | - | 5,468,656 |

A12 CONTINGENT LIABILITIES OR CONTINGENT ASSETS

The contingent liabilities of the Company as at the end of the current quarter are as follows:

| | As at 30 June 2019 RM'000 |
|--|--|
| (a) Corporate guarantees given to banks to secure banking facilities granted to subsidiary companies | 152,922 |

- (b) As announced by the Company on 11 February 2019, two of its wholly-owned subsidiaries, namely Windsor Triumph Sdn Bhd and Sunny Uptown Sdn Bhd were served by the Inland Revenue Board of Malaysia ("IRB") with Notices of Additional Assessment for the Year of Assessment 2013, for additional income tax totaling RM25,558,750.50 and penalty totaling RM14,057,312.78 as follows:

| Name of Company | Additional Assessment (RM) | Penalty (RM) | Total Amount (RM) |
|-------------------------|---------------------------------------|---------------------|------------------------------|
| Windsor Triumph Sdn Bhd | 8,990,750.00 | 4,944,912.50 | 13,935,662.50 |
| Sunny Uptown Sdn Bhd | 16,568,000.50 | 9,112,400.28 | 25,680,400.78 |

The additional assessment raised against Windsor Triumph Sdn Bhd by the IRB arises from an adjustment by the IRB of the market value of properties that Windsor Triumph Sdn Bhd has withdrawn as a stock-in-trade to hold as investment property.

The additional assessment raised against Sunny Uptown Sdn Bhd by the IRB arises from an adjustment by the IRB of the selling price at market value, of properties that Sunny Uptown Sdn Bhd had assigned to another wholly-owned subsidiary of the Company on an “as is” basis.

Both subsidiaries relied on valuations by a professional, independent and experienced registered Valuer. These valuations were adjusted by the IRB by substituting them with valuations subsequently conducted by the Jabatan Penilaian dan Perkhidmatan Harta.

Upon consulting the Company’s tax solicitors, the Company is of the view that there are strong grounds to challenge the basis and validity of the disputed Notices of Additional Assessment raised by the IRB and the penalty imposed. Windsor Triumph Sdn Bhd and Sunny Uptown Sdn Bhd have filed an appeal to dispute the said Notices of Additional Assessment.

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

There were no significant related party transactions as at the date of this announcement.

A14 CAPITAL COMMITMENTS

The Group has the following capital commitments:

| | As at 30 June 2019 RM’000 |
|-----------------------------------|--|
| Approved and contracted for | |
| - Purchase of plant and equipment | 37,899 |
| - Purchase of investment property | 89,040 |
| | 126,939 |

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 June 2019 RM'000 | 30 June 2018 RM'000 | |
| Revenue | 344,330 | 304,963 | 12.9% |
| Gross profit | 156,251 | 168,425 | (7.2%) |
| Profit before tax | 169,598 | 174,618 | (2.9%) |
| Profit after tax | 128,806 | 130,572 | (1.4%) |
| Profit attributable to owners of the Company | 125,088 | 118,033 | 6.0% |

The Group's revenue for the quarter ended 30 June 2019 was at RM344.3 million compared to RM305.0 million in the preceding year. The profit after tax after minority interest ("PATAMI") for the quarter under review was at RM125.1 million compared to RM118.0 million in the same quarter of the preceding year. Total expenditure for the quarter under review of RM53.8 million comprises mainly administrative and operating expenses of RM33.4 million.

The Group's revenue and profit attributable to the Company for the quarter under review were mainly derived from the progressive recognition of the Group's on-going development projects namely United Point Residence, Sentul Point Suite Apartments, South Link Lifestyle Apartments and sale of stocks.

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

| | Current | Immediate | Increase/ (Decrease) % |
|-------------------|---|---|------------------------------|
| | quarter ended 30 June 2019 RM'000 | preceding quarter ended 31 March 2019 RM'000 | |
| Revenue | 344,330 | 244,669 | 40.7% |
| Profit before tax | 169,598 | 83,739 | 102.5% |

The Group's profit before tax of RM169.6 million for the current quarter ended 30 June 2019 was higher than the immediate preceding quarter of RM83.7 million. The higher profit in the current quarter was mainly due to the higher contribution from Sentul Point Suite Apartments and United Point Residence.

B3 PROSPECTS

The total new property sales for the period ended 30 June 2019 was approximately RM318.80 million. The property sales for the year were derived, mainly, from South Link Lifestyle Apartments, Sentul Point Suite Apartments, Desa Green and United Point Residence.

The total unbilled sales as at 30 June 2019 amounted to approximately RM1.17 billion.

The Group remains its focus on development at targeted geographical locations and continue to assess opportunities for land acquisitions that meet the criteria.

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 June 2019 | 30 June 2018 | 30 June 2019 | 30 June 2018 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| In respect of current period | | | | |
| - income tax | 44,536 | 45,933 | 71,746 | 60,407 |
| - deferred tax | (2,660) | (1,887) | (8,710) | (5,047) |
| In respect of prior period | | | | |
| - deferred tax | (1,084) | - | (1,084) | 312 |
| Tax expense for the period | 40,792 | 44,046 | 61,952 | 55,672 |

The Group's effective tax rate for the current quarter and year to date was higher than statutory tax rate of 24% mainly due to certain expenses being not tax deductible. The Group's effective tax rate for corresponding quarter and corresponding year to date was higher than statutory tax rate of 24% mainly due to certain expenses being not tax deductible.

B6 STATUS OF CORPORATE PROPOSAL

Save as disclosed below, there were no other 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 June 2019 Secured RM’000 | As at 31 December 2018 Secured RM’000 |
|--------------------|--|--|
| <u>Current</u> | | |
| Secured | | |
| - Revolving credit | 74,000 | 74,000 |
| | 74,000 | 74,000 |

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 June 2019 | 30 June 2018 | 30 June 2019 | 30 June 2018 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Interest income | (4,911) | (3,061) | (9,141) | (8,698) |
| Other income including investment income | (34,256) | (24,341) | (65,986) | (48,361) |
| Interest expense | 3,520 | 1,489 | 4,610 | 4,082 |
| Depreciation and amortisation | 5,192 | 5,297 | 10,351 | 10,209 |
| Impairment loss on receivables | (530) | 1,323 | 2,782 | 3,013 |
| Provision for and write off of inventories | - | - | - | - |
| (Gain)/Loss on disposal | | | | |
| - Quoted/unquoted investments | - | - | - | - |
| - Property, plant and equipment | - | - | (8) | (2) |
| Impairment of assets | - | - | - | - |
| Foreign exchange (gain)/loss | 2 | 4 | 1 | 5 |
| (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 June 2019 | 30 June 2018 | 30 June 2019 | 30 June 2018 |
| Profit attributable to owners of the Company (RM'000) | 125,088 | 118,033 | 184,948 | 150,305 |
| Weighted average number of ordinary shares | 1,843,738,100 | 1,733,113,500 | 1,843,738,100 | 1,733,113,500 |
| Basic EPS (Sen) | 6.78 | 6.81 | 10.03 | 8.67 |

- 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 AUGUST 2019