

UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
FOURTH QUARTER ENDED 31 DECEMBER 2019





INTERIM FINANCIAL REPORT

FOURTH QUARTER ENDED 31 DECEMBER 2019

UOA DEVELOPMENT BHD

200401015520 (654023-V)

(Incorporated in Malaysia)

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(Cover) A freehold development comprising 396 serviced suites in a 16-storey address, Golden Pines is Kuala Lumpur's highly anticipated resort-style destination for senior living located just next to a 90-acre park in Taman Tasik Permaisuri.

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UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	As At 31 December 2019 RM'000 (Unaudited)	As At 31 December 2018 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	Note 439,132	401,609
Investment properties	1,850,584	1,755,242
Inventories	594,162	509,085
Investment in quoted shares	31,858	20,259
Deferred tax assets	57,758	45,585
	<u>2,973,494</u>	<u>2,731,780</u>
Current assets		
Inventories	1,451,349	1,636,526
Contract assets	281,014	295,059
Trade and other receivables	243,654	486,884
Amount owing by related companies	258	4
Current tax assets	69,717	62,505
Short term investments	223,773	134,137
Fixed deposits with licensed banks	200,136	179,791
Cash and bank balances	519,484	264,718
	<u>2,989,385</u>	<u>3,059,624</u>
TOTAL ASSETS	<u>5,962,879</u>	<u>5,791,404</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	2,286,285	546,343
Share premium	-	1,496,594
Merger reserve	2,252	2,252
Fair value reserve	4,888	2,165
Retained earnings	2,773,588	2,635,498
Less : Treasury shares	(2,119)	(2,119)
Equity attributable to owners of the Company	<u>5,064,894</u>	<u>4,680,733</u>
Non-controlling interests	206,974	265,105
Total equity	<u>5,271,868</u>	<u>4,945,838</u>
Non-current liabilities		
Amount owing to non-controlling shareholders of subsidiary companies	1,641	5,060
Lease liabilities	1,404	1,832
Deferred tax liabilities	82,128	93,756
	<u>85,173</u>	<u>100,648</u>
Current liabilities		
Trade and other payables	441,011	559,448
Amount owing to holding company	402	552
Amount owing to related companies	42,245	42,972
Amount owing to non-controlling shareholders of subsidiary company	50,984	49,632
Lease liabilities	1,244	2,499
Short term borrowings	54,000	74,000
Current tax liabilities	15,952	15,815
	<u>605,838</u>	<u>744,918</u>
TOTAL LIABILITIES	<u>691,011</u>	<u>845,566</u>
TOTAL EQUITY AND LIABILITIES	<u>5,962,879</u>	<u>5,791,404</u>
Net Asset Per Share (RM)	<u>2.58</u>	<u>2.54</u>
Based on number of shares net of treasury shares	<u>1,966,023,200</u>	<u>1,843,738,100</u>

Note : Included in the net carrying amount of property, plant and equipment are right-of-use assets of RM221,315,000.

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 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 FINANCIAL YEAR ENDED 31 DECEMBER 2019

	Individual Quarter Ended		Cumulative Quarter Ended	
	31 December 2019 RM'000 <i>(Unaudited)</i>	31 December 2018 RM'000 <i>(Unaudited)</i>	31 December 2019 RM'000 <i>(Unaudited)</i>	31 December 2018 RM'000 <i>(Audited)</i>
Revenue	227,020	486,352	1,104,457	1,263,677
Cost of sales	<u>(154,159)</u>	<u>(313,117)</u>	<u>(691,209)</u>	<u>(761,119)</u>
Gross profit	72,861	173,235	413,248	502,558
Fair value adjustment on investment properties	34,238	10,479	34,238	10,479
Other income	70,417	59,213	274,200	214,431
Impairment losses of financial assets	52	(5,586)	(2,525)	(10,173)
Administrative and general expenses	(46,696)	(43,910)	(155,150)	(148,761)
Other expenses	(19,184)	(20,267)	(70,580)	(71,057)
Finance income	8,463	3,525	24,041	15,036
Finance costs	<u>(1,226)</u>	<u>(1,223)</u>	<u>(7,375)</u>	<u>(6,663)</u>
Profit before tax	118,925	175,466	510,097	505,850
Tax expense	<u>(17,550)</u>	<u>(24,750)</u>	<u>(101,675)</u>	<u>(94,252)</u>
Profit for the financial year	<u>101,375</u>	<u>150,716</u>	<u>408,422</u>	<u>411,598</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	3,960	(1,701)	2,723	(4,794)
Total comprehensive income for the financial year	<u>105,335</u>	<u>149,015</u>	<u>411,145</u>	<u>406,804</u>
Profit attributable to:				
Owners of the Company	112,612	136,447	399,474	378,916
Non-controlling interests	<u>(11,237)</u>	<u>14,269</u>	<u>8,948</u>	<u>32,682</u>
	<u>101,375</u>	<u>150,716</u>	<u>408,422</u>	<u>411,598</u>
Total comprehensive income attributable to:				
Owners of the Company	116,572	134,746	402,197	374,122
Non-controlling interests	<u>(11,237)</u>	<u>14,269</u>	<u>8,948</u>	<u>32,682</u>
	<u>105,335</u>	<u>149,015</u>	<u>411,145</u>	<u>406,804</u>
Earnings per share (Sen)				
- Basic earnings per share	<u>5.73</u>	<u>7.40</u>	<u>21.07</u>	<u>21.26</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 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 FINANCIAL YEAR ENDED 31 DECEMBER 2019

	Attributable to Owners of the Company								
	Share Capital RM'000	Share Premium RM'000	Non-distributable		Retained earnings RM'000	Treasury shares RM'000	Total RM'000	Non-controlling interest RM'000	Total Equity RM'000
			Merger Reserve RM'000	Fair Value Reserve RM'000					
Balance at 1 January 2019	546,343	1,496,594	2,252	2,165	2,635,498	(2,119)	4,680,733	265,105	4,945,838
Transition to no-par value regime [^]	1,496,594	(1,496,594)	-	-	-	-	-	-	-
Dividend to shareholders of the Company	243,348	-	-	-	(258,123)	-	(14,775)	-	(14,775)
Total comprehensive income for the financial year	-	-	-	2,723	399,474	-	402,197	8,948	411,145
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	-	(104,082)	(104,082)
Partial disposal of shares in a subsidiary company	-	-	-	-	(3,261)	-	(3,261)	37,003	33,742
Balance at 31 December 2019	2,286,285	1,496,594	2,252	4,888	2,773,588	(2,119)	5,064,894	206,974	5,271,868
Balance at 1 January 2018	309,607	1,496,594	2,252	6,959	2,516,549	(2,119)	4,329,842	257,182	4,587,024
Dividend to shareholders of the Company	236,736	-	-	-	(259,967)	-	(23,231)	-	(23,231)
Total comprehensive income for the financial year	-	-	-	(4,794)	378,916	-	374,122	32,682	406,804
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	-	(24,759)	(24,759)
Balance at 31 December 2018	546,343	1,496,594	2,252	2,165	2,635,498	(2,119)	4,680,733	265,105	4,945,838

[^] 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 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 CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2019

	Current Year To Date 31 December 2019 RM'000 (Unaudited)	Preceding Year To Date 31 December 2018 RM'000 (Audited)
OPERATING ACTIVITIES		
Profit before tax	510,097	505,850
Adjustments for:		
Non-cash items	(10,293)	20,534
Non-operating items	(640)	(411)
Dividend income	(1,443)	(1,301)
Net interest income	(16,666)	(8,373)
Operating profit before changes in working capital	481,055	516,299
Changes in working capital:		
Inventories	94,293	199,734
Contract assets	14,045	5,707
Receivables	240,705	(100,382)
Payables	(118,553)	(159,149)
Cash generated from operations	711,545	462,209
Interest received	11,496	5,618
Tax paid	(132,551)	(162,616)
Net cash from operating activities	590,490	305,211
INVESTING ACTIVITIES		
Repayments from holding company	-	10
(Advances to)/Repayments from related companies	(254)	360
Dividend received	1,443	1,301
Proceeds from disposal of equity investment	1,740	-
Proceeds from disposal of property, plant and equipment	38	67
Acquisition of subsidiary, net of cash	-	(60,863)
Proceeds from partial disposal of shares in a subsidiary company	33,742	-
Acquisition of equity investment	(10,010)	-
Additions to investment properties	(55,297)	(94,476)
Purchase of property, plant and equipment	(57,946)	(67,033)
Interest income	12,358	9,418
Net cash used in investing activities	(74,186)	(211,216)
FINANCING ACTIVITIES		
(Repayments to)/Advances from holding company	(150)	518
Repayments to related companies	(611)	(3,340)
Repayment of lease liabilities	(2,684)	(5,037)
Dividends paid to owners of the Company	(14,775)	(23,231)
Dividends paid to non-controlling shareholders of subsidiary companies	(104,082)	(24,759)
Net repayment of borrowings	(20,000)	(44,616)
Fixed deposit unpledged to secure bank borrowings	1,527	967
(Repayments to)/Advances from non-controlling shareholders of subsidiary companies	(2,145)	17,398
Interest paid	(7,110)	(1,983)
Net cash used in financing activities	(150,030)	(84,083)
CASH AND CASH EQUIVALENTS		
Net changes	366,274	9,912
At beginning of financial year	576,965	567,053
At end of financial year	943,239	576,965
Represented by:		
Short term investments	223,773	134,137
Fixed deposits with licensed banks	200,136	179,791
Cash and bank balances	519,484	264,718
	943,393	578,646
Fixed deposit pledged	(154)	(1,681)
	943,239	576,965

The condensed consolidated statement of cash flows 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.

EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 31 DECEMBER 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 financial 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 financial 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 supersedes MFRS 117 Leases, IC Interpretation 4 Determining whether an Arrangement contains a Lease, IC Interpretation 115 Operating Leases-Incentives and IC Interpretation 127 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to recognise most leases on the balance sheet.

Lessor accounting under MFRS 16 is substantially unchanged from MFRS 117. Lessors will continue to classify leases as either operating or finance leases using similar principles as in MFRS 117. Therefore, MFRS 16 does not have an impact for leases where the Group is the lessor.

The Group adopted MFRS 16 using the full retrospective method of adoption, with the date of initial application of 1 January 2019. The Group elected to use the transition practical expedient to not reassess whether a contract is, or contains, a lease at 1 January 2019. Instead, the Group applied the standard only to contracts that were previously identified as leases applying MFRS 117 and IC Interpretation 4 at the date of initial application. The Group also elected to use the recognition exemptions for lease contracts that, at the commencement date, have a lease term of 12 months or less and do not contain a purchase option (short-term leases), and lease contracts for which the underlying asset is of low value (low-value assets).

Upon adoption of MFRS 16, all the leases previously held under hire purchase and finance lease liabilities being classified as lease liabilities.

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 31 December 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 1,967,157,000 ordinary shares.

A8 DIVIDENDS PAID

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

	Year To Date	
	31 December 2019	31 December 2018
	RM'000	RM'000
Dividend in respect of financial year ended 31 December 2018:		
- First and final single tier dividend of 14 sen per share	258,123	-
Dividend in respect of financial year ended 31 December 2017:		
- First and final single tier dividend of 15 sen per share	-	259,967

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
<u>Cumulative quarter ended 31 December 2019</u>					
Revenue					
External revenue	1,104,457	-	-	-	1,104,457
Inter-segment revenue	(97,041)	769,911	-	(672,870)	-
Total revenue	1,007,416	769,911	-	(672,870)	1,104,457
Results					
Segment results	349,857	92,021	68,219	-	510,097
Tax expense					(101,675)
Profit for the year					408,422
Segment assets	4,065,960	121,763	1,615,823	-	5,803,546
<u>Cumulative quarter ended 31 December 2018</u>					
Revenue					
External revenue	1,263,677	-	-	-	1,263,677
Inter-segment revenue	18,939	758,137	-	(777,076)	-
Total revenue	1,282,616	758,137	-	(777,076)	1,263,677
Results					
Segment results	443,835	50,649	11,366	-	505,850
Tax expense					(94,252)
Profit for the year					411,598
Segment assets	4,093,568	179,648	1,389,839	-	5,663,055

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 31 December 2019 RM'000
(a) Corporate guarantees given to banks to secure banking facilities granted to subsidiary companies	168,235

- (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 totalling RM25,558,750.50 and penalty totalling 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

On 30 December 2019, the Company entered into a share sale agreement with Transmetro Sdn Bhd for the transfer of 14% of its shareholdings in its subsidiary, Everise Project Sdn Bhd, to Transmetro Sdn Bhd. As a result, Everise Project Sdn Bhd is now a 60% owned subsidiary of the Company.

Save as disclosed above, 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 31 December 2019 RM'000
Approved and contracted for	
- Purchase of plant and equipment	7,985
- Purchase of investment property	32,543
	40,528

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) %
	31 December 2019 RM'000	31 December 2018 RM'000	
Revenue	227,020	486,352	(53.3%)
Gross profit	72,861	173,235	(57.9%)
Profit before tax	118,925	175,466	(32.2%)
Profit after tax	101,375	150,716	(32.7%)
Profit attributable to owners of the Company	112,612	136,447	(17.5%)

The Group's revenue for the quarter ended 31 December 2019 was at RM227.0 million compared to RM486.4 million in the same quarter of the preceding year. The higher revenue and gross profit for the quarter ended 31 December 2018 was a result of sale of an office tower in UOA Business Park. The profit after tax after non-controlling interests for the quarter under review was at RM112.6 million compared to RM136.4 million in the same quarter of the preceding year. Total expenditure for the quarter under review of RM67.1 million comprises mainly administrative and operating expenses of RM43.8 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 31 December 2019 RM'000	Preceding quarter ended 30 September 2019 RM'000	
Revenue	227,020	288,438	(21.3%)
Profit before tax	118,925	137,835	(13.7%)

The Group's profit before tax of RM118.9 million for the current quarter ended 31 December 2019 was lower than the immediate preceding quarter of RM137.8 million. The higher profit in the preceding quarter was mainly due to higher contribution from United Point Residence and Sentul Point Suite Apartments.

B3 PROSPECTS

The total new property sales for the year 31 December 2019 was approximately RM786.5 million. The property sales for the year were derived, mainly, from The Goodwood Residence, Sentul Point, South Link Lifestyle Apartments, United Point Residence and Aster Green Residence.

The total unbilled sales as at 31 December 2019 amounted to approximately RM989.8 million.

The Group will maintain its focus on development in Greater Kuala Lumpur while continuing to source for strategic development lands that meet the objective of the Group.

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	
	31 December 2019 RM'000	31 December 2018 RM'000	31 December 2019 RM'000	31 December 2018 RM'000
In respect of current period				
- income tax	23,760	57,379	133,469	144,951
- deferred tax	(223)	(5,692)	(17,101)	(14,080)
- deferred Real Property Gains Tax (RPGT)	(6,418)	(35,980)	(6,418)	(35,980)
In respect of prior period				
- income tax	(370)	878	(7,993)	(9,093)
- deferred tax	801	8,165	(282)	8,454
Tax expense for the period	17,550	24,750	101,675	94,252

The Group's effective tax rate for the current quarter was lower than statutory tax rate of 24% mainly due to different between income tax rate and RPGT rate applicable on fair value adjustments on investment properties. The Group's effective tax rate for the corresponding quarter and year to date for the preceding year was higher than the statutory tax rate of 24% mainly due to certain expenses being not tax deductible.

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 31 December 2019 Secured RM’000	As at 31 December 2018 Secured RM’000
<u>Current</u>		
Secured		
- Revolving credit	54,000	74,000
	54,000	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

(i) Proposed final dividend

The Board of Directors have proposed a first and final single-tier dividend in respect of the current financial year ended 31 December 2019 of 14 sen per share based on 1,966,023,200 ordinary shares (net of treasury shares at the date of this report), amounting to a net dividend payable of RM275,243,248 (31 December 2018: final dividend of 14 sen per share) for shareholders' approval.

Pursuant to Section 8.26 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the final dividend, if approved, will be paid no later than three (3) months from the date of shareholders' approval.

The Book Closure Date will be announced by the Company after the Annual General Meeting.

(ii) Total Dividend

Total dividend for the financial year ended 31 December 2019 is as follows:

- a) Proposed single-tier final dividend of 14 sen per ordinary share, subject to shareholders' approval.

B12 PROFIT BEFORE TAX

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

	Current Quarter		Year To Date	
	31 December 2019 RM'000	31 December 2018 RM'000	31 December 2019 RM'000	31 December 2018 RM'000
Interest income	(8,463)	(3,525)	(24,041)	(15,036)
Other income including investment income	(37,379)	(34,892)	(138,933)	(111,269)
Interest expense	1,226	1,223	7,375	6,663
Depreciation and amortisation	5,733	5,259	21,208	20,640
Impairment loss on receivables	(52)	5,586	2,525	10,173
Provision for and write off of inventories	-	-	-	-
Gain on disposal				
- Quoted/unquoted investments	(606)	-	(606)	-
- Property, plant and equipment	(26)	(30)	(34)	(52)
Impairment of assets	-	-	-	-
Foreign exchange (gain)/loss	(3)	2	-	9
(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	
	31 December 2019	31 December 2018	31 December 2019	31 December 2018
Profit attributable to owners of the Company (RM'000)	112,612	136,447	399,474	378,916
Weighted average number of ordinary shares	1,966,023,200	1,843,738,100	1,896,002,416	1,782,212,637
Basic EPS (Sen)	5.73	7.40	21.07	21.26

- 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 FEBRUARY 2020