

**UOA DEVELOPMENT BHD**  
**INTERIM FINANCIAL REPORT**  
**SECOND QUARTER ENDED 30 JUNE 2024**





## INTERIM FINANCIAL REPORT

SECOND QUARTER ENDED 30 JUNE 2024

### UOA DEVELOPMENT BHD

200401015520 (654023-V)

(Incorporated in Malaysia)

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(Cover) As a transit-oriented development with a direct link bridge to Kentonmen MRT Station, Bamboo Hills Residences is the latest phase of development following the completion of Bamboo Hills, an exclusive and popular dining destination centred around a lush landscape and water features with unique dining pavilions, and vast outdoor spaces.

## CONTENTS

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	1
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME	2
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	4
EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT	5 - 13

**UOA DEVELOPMENT BHD 200401015520 (654023-V)**  
**(Incorporated in Malaysia)**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2024**

	<b>As At</b>	<b>As At</b>
	<b>30 June 2024</b>	<b>31 December 2023</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	370,037	374,415
Investment properties	1,674,086	1,652,152
Inventories	438,489	433,614
Equity investments	87,936	87,205
Deferred tax assets	36,948	33,998
	<u>2,607,496</u>	<u>2,581,384</u>
<b>Current assets</b>		
Inventories	1,465,635	1,403,518
Contract assets	94,996	65,777
Trade and other receivables	97,558	112,232
Amount owing by holding company	-	5
Amount owing by related companies	244	699
Current tax assets	74,467	71,338
Short term investments	1,437,008	1,443,665
Fixed deposits with licensed banks	214,038	206,106
Cash and bank balances	200,647	196,350
	<u>3,584,593</u>	<u>3,499,690</u>
<b>TOTAL ASSETS</b>	<u>6,192,089</u>	<u>6,081,074</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	3,071,432	3,071,432
Merger reserve	2,252	2,252
Fair value reserve	8,218	7,487
Retained earnings	2,195,756	2,334,044
Less : Treasury shares	(2,119)	(2,119)
Equity attributable to owners of the Company	<u>5,275,539</u>	<u>5,413,096</u>
Non-controlling interests	<u>167,551</u>	<u>176,115</u>
<b>Total equity</b>	<u>5,443,090</u>	<u>5,589,211</u>
<b>Non-current liabilities</b>		
Amount owing to non-controlling shareholders of subsidiary companies	1,778	1,761
Lease liabilities	226	276
Long term borrowings	142	166
Deferred tax liabilities	49,834	50,613
	<u>51,980</u>	<u>52,816</u>
<b>Current liabilities</b>		
Contract liabilities	1,072	-
Trade and other payables	391,894	386,823
Amount owing to holding company	420	194
Amount owing to related companies	372	326
Amount owing to non-controlling shareholders of subsidiary company	45,500	45,784
Lease liabilities	119	155
Short term borrowings	47	46
Current tax liabilities	8,553	5,719
Dividend payable	249,042	-
	<u>697,019</u>	<u>439,047</u>
<b>TOTAL LIABILITIES</b>	<u>748,999</u>	<u>491,863</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>6,192,089</u>	<u>6,081,074</u>
<b>Net Asset Per Share (RM)</b>	<u>2.12</u>	<u>2.17</u>
Based on number of shares net of treasury shares	<u>2,490,418,500</u>	<u>2,490,418,500</u>

Note 1 : Included in the net carrying amount of property, plant and equipment are right-of-use assets of RM187,798,000 (2023: RM190,483,000).

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

**UOA DEVELOPMENT BHD 200401015520 (654023-V)**  
**(Incorporated in Malaysia)**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**

	Individual Quarter Ended		Cumulative Quarter Ended	
	30 June 2024 RM'000 <i>(Unaudited)</i>	30 June 2023 RM'000 <i>(Unaudited)</i>	30 June 2024 RM'000 <i>(Unaudited)</i>	30 June 2023 RM'000 <i>(Unaudited)</i>
Revenue	99,217	98,097	169,470	183,332
Cost of sales	<u>(62,049)</u>	<u>(56,577)</u>	<u>(105,275)</u>	<u>(103,679)</u>
Gross profit	37,168	41,520	64,195	79,653
Other income	95,509	86,393	185,056	160,996
Reversal of impairment losses				
on financial assets	590	873	1,110	1,814
Impairment losses on non-financial assets	(115)	-	(115)	-
Reversal of inventories written down	-	-	306	-
Administrative and general expenses	(41,226)	(40,512)	(86,796)	(88,096)
Other expenses	(26,685)	(19,703)	(48,469)	(38,579)
Finance income	11,186	10,525	22,973	20,727
Finance costs	40	(32)	(57)	(70)
Profit before tax	<u>76,467</u>	<u>79,064</u>	<u>138,203</u>	<u>136,445</u>
Tax expense	<u>(12,867)</u>	<u>(13,774)</u>	<u>(23,684)</u>	<u>(23,987)</u>
Profit for the financial period	<u>63,600</u>	<u>65,290</u>	<u>114,519</u>	<u>112,458</u>
Other comprehensive income, net of tax				
<i>Items that will not be reclassified to profit or loss</i>				
Fair value (loss)/gain on remeasuring of financial assets	(926)	(770)	731	(1,126)
Total comprehensive income for the financial period	<u>62,674</u>	<u>64,520</u>	<u>115,250</u>	<u>111,332</u>
Profit attributable to:				
Owners of the Company	61,053	63,868	110,754	109,971
Non-controlling interests	<u>2,547</u>	<u>1,422</u>	<u>3,765</u>	<u>2,487</u>
	<u>63,600</u>	<u>65,290</u>	<u>114,519</u>	<u>112,458</u>
Total comprehensive income attributable to:				
Owners of the Company	60,127	63,098	111,485	108,845
Non-controlling interests	<u>2,547</u>	<u>1,422</u>	<u>3,765</u>	<u>2,487</u>
	<u>62,674</u>	<u>64,520</u>	<u>115,250</u>	<u>111,332</u>
<b>Earnings per share (Sen)</b>				
- Basic earnings per share	<u>2.45</u>	<u>2.65</u>	<u>4.45</u>	<u>4.57</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 2023 and the accompanying explanatory notes attached to the interim financial report.

**JOA DEVELOPMENT BHD 20040101520 (654023-V)**  
(Incorporated in Malaysia)  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**

	← Attributable to Owners of the Company →							
	Share Capital RM'000	← Non-distributable → Merger Reserve RM'000	Fair Value Reserve RM'000	Retained earnings RM'000	Treasury shares RM'000	Total RM'000	Non- controlling interest RM'000	Total Equity RM'000
Balance at 1 January 2024	3,071,432	2,252	7,487	2,334,044	(2,119)	5,413,096	176,115	5,589,211
Dividend to shareholders of the Company	-	-	-	(249,042)	-	(249,042)	-	(249,042)
Total comprehensive income for the financial period	-	-	731	110,754	-	111,485	3,765	115,250
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	(12,329)	(12,329)
Balance at 30 June 2024	3,071,432	2,252	8,218	2,195,756	(2,119)	5,275,539	167,551	5,443,090
Balance at 1 January 2023	2,953,770	2,252	6,124	2,781,398	(2,119)	5,741,425	175,644	5,917,069
Dividend to shareholders of the Company	-	-	-	(240,745)	-	(240,745)	-	(240,745)
Total comprehensive income for the financial period	-	-	(1,126)	109,971	-	108,845	2,487	111,332
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	(1,178)	(1,178)
Balance at 30 June 2023	2,953,770	2,252	4,998	2,650,624	(2,119)	5,609,525	176,953	5,786,478

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 2023 and the accompanying explanatory notes attached to the interim financial report.

**UOA DEVELOPMENT BHD 200401015520 (654023-V)**  
**(Incorporated in Malaysia)**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**

	<b>Current Year To Date 30 June 2024 RM'000 (Unaudited)</b>	<b>Preceding Year To Date 30 June 2023 RM'000 (Unaudited)</b>
<b>OPERATING ACTIVITIES</b>		
Profit before tax	138,203	136,445
Adjustments for:		
Non-cash items	7,295	6,766
Non-operating items	79	(882)
Dividend income	(2,649)	(2,736)
Net interest income	(22,916)	(20,657)
Operating profit before changes in working capital	120,012	118,936
Changes in working capital:		
Inventories	(66,664)	42,748
Contract assets	(29,219)	(32,587)
Contract liabilities	1,072	-
Receivables	15,622	47,707
Payables	3,899	(46,778)
Cash generated from operations	44,722	130,026
Interest received	1,774	4,172
Tax paid	(27,708)	(29,711)
Net cash from operating activities	18,788	104,487
<b>INVESTING ACTIVITIES</b>		
Repayments from holding company	5	-
Repayments from/(advances to) related companies	402	(426)
Distribution income from equity investments	2,444	2,736
Dividend income from equity investments	205	-
Proceeds from disposal of investment properties	-	15,040
Proceeds from disposal of property, plant and equipment	43	408
Acquisition of shares in new subsidiary company, net of cash	213	-
Additions to investment properties	(21,934)	(6,952)
Purchase of property, plant and equipment	(3,184)	3,295
Interest income	20,886	16,555
Net cash (used in)/from investing activities	(920)	30,656
<b>FINANCING ACTIVITIES</b>		
Repayments to holding company	(41)	(471)
Advances from/(repayments to) related companies	194	(540)
Payment of lease liabilities	(86)	(161)
Dividends paid to non-controlling shareholders of subsidiary companies	(12,329)	(1,178)
Repayment of borrowings	(23)	(22)
Advances from non-controlling shareholders of subsidiary companies	1	-
Interest paid	(12)	(19)
Net cash used in financing activities	(12,296)	(2,391)
<b>CASH AND CASH EQUIVALENTS</b>		
<b>Net changes</b>	<b>5,572</b>	<b>132,752</b>
<b>At beginning of financial year</b>	<b>1,845,952</b>	<b>2,163,205</b>
<b>At end of financial year</b>	<b>1,851,524</b>	<b>2,295,957</b>
Represented by:		
Short term investments	1,437,008	1,921,017
Fixed deposits with licensed banks	214,038	181,974
Cash and bank balances	200,647	193,131
	1,851,693	2,296,122
Fixed deposit pledged	(169)	(165)
	1,851,524	2,295,957

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

## EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 30 JUNE 2024

### 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 2023 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 2023.

#### 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 2023. The Group adopted new standards/amendments/improvements to MFRS which are mandatory for the financial periods beginning on or after 1 January 2024.

The initial application of the new standards/amendments/improvements to the standards did not have any material impacts to the financial statements of the Group.

#### A3 QUALIFIED AUDIT REPORT

The auditors' report of the financial statements of the Company for the financial year ended 31 December 2023 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 2024, 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 2,491,552,300 ordinary shares.

**A8 DIVIDEND PAID**

A first and final single tier dividend of 10 sen per ordinary share in respect of the financial year ended 31 December 2023 was approved by shareholders during the Annual General Meeting held on 28 May 2024. The dividend was paid on 23 July 2024.

**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 24 July 2024, the Company issued and allotted 133,371,600 new shares pursuant to the Dividend Reinvestment Scheme which was applied to the final dividend for the year ended 31 December 2023. With the listing of the new shares, the issued and paid up capital of the Company increased from RM3,071,432,358 to RM3,296,830,362.

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
<b><u>Cumulative quarter ended 30 June 2024</u></b>					
<b>Revenue</b>					
External revenue	169,442	28	-	-	169,470
Inter-segment revenue	84	201,217	-	(201,301)	-
<b>Total revenue</b>	<b>169,526</b>	<b>201,245</b>	<b>-</b>	<b>(201,301)</b>	<b>169,470</b>
<b>Results</b>					
Segment results	94,883	26,459	16,861	-	138,203
Tax expense					(23,684)
<b>Profit for the financial period</b>					<b>114,519</b>
<b>Segment assets</b>	<b>3,589,503</b>	<b>126,753</b>	<b>2,276,482</b>	<b>-</b>	<b>5,992,738</b>
<b><u>Cumulative quarter ended 30 June 2023</u></b>					
<b>Revenue</b>					
External revenue	183,332	-	-	-	183,332
Inter-segment revenue	-	85,395	-	(85,395)	-
<b>Total revenue</b>	<b>183,332</b>	<b>85,395</b>	<b>-</b>	<b>(85,395)</b>	<b>183,332</b>
<b>Results</b>					
Segment results	110,221	12,541	13,683	-	136,445
Tax expense					(23,987)
<b>Profit for the financial period</b>					<b>112,458</b>
<b>Segment assets</b>	<b>4,131,090</b>	<b>160,620</b>	<b>2,050,735</b>	<b>-</b>	<b>6,342,445</b>

**A12 CONTINGENT LIABILITIES OR CONTINGENT ASSETS**

There were no contingent liabilities or contingent assets of the Company as at the date of this announcement.

**A13 RELATED PARTY TRANSACTIONS**

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

**A14 CAPITAL COMMITMENTS**

There were no material capital commitments for the Group at the date of this announcement.

## 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 2024 RM'000	30 June 2023 RM'000	
Revenue	99,217	98,097	1.1%
Gross profit	37,168	41,520	(10.5%)
Profit before tax	76,467	79,064	(3.3%)
Profit after tax	63,600	65,290	(2.6%)
Profit attributable to owners of the Company	61,053	63,868	(4.4%)

The Group's revenue for the quarter ended 30 June 2024 was at RM99.2 million compared to RM98.1 million in the same quarter of the preceding year. The profit after tax after non-controlling interests for the quarter under review was at RM61.1 million compared to RM63.9 million in the same quarter of the preceding year. Total expenditure for the quarter under review of RM67.4 million comprises mainly administrative and general expenses of RM41.2 million.

The Group's revenue 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 Aster Hill and Laurel Residence, and the sales of stocks were mainly from The Goodwood Residence, Sentul Point and United Point Residence.

### 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 2024 RM'000	Preceding quarter ended 31 March 2024 RM'000	
Revenue	99,217	70,253	41.2%
Profit before tax	76,467	61,736	23.9%

The Group's profit before tax was at RM76.5 million for the current quarter ended 30 June 2024 compared to RM61.7 million in the immediate preceding quarter. The higher revenue and profit in the quarter under review were mainly due to higher progressive recognition from the Group's on-going development projects.

### B3 PROSPECTS

The total new property sales for the period ended 30 June 2024 was approximately RM263.3 million. The property sales were mainly derived from Aster Hill, Duo Tower, and Laurel Residence. Bamboo Hills Residence is expected to contribute to property sales commencing from the third quarter of 2024.

The total unbilled sales as at 30 June 2024 amounted to approximately RM368.7 million.

The Group will continue to explore strategic development lands that meets the objectives 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	
	30 June 2024	30 June 2023	30 June 2024	30 June 2023
	RM'000	RM'000	RM'000	RM'000
In respect of current period				
- income tax	14,621	14,497	27,423	27,788
- deferred tax	(598)	(723)	(2,599)	(2,302)
In respect of prior period				
- income tax	(26)	-	(10)	(1,499)
- deferred tax	(1,130)	-	(1,130)	-
<b>Tax expense for the period</b>	<b>12,867</b>	<b>13,774</b>	<b>23,684</b>	<b>23,987</b>

The Group's effective tax rate for the current quarter and year to date was lower than statutory tax rate of 24% mainly due to certain income not subject to tax. The Group's effective tax rate for corresponding quarter and year to date for the preceding year lower than statutory tax rate of 24% mainly due to certain income not subject to tax.

### 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:

	<b>As at 30 June 2024 Secured RM’000</b>	<b>As at 31 December 2023 Secured RM’000</b>
<u>Current</u>		
Secured		
- Term loan	47	46
<u>Non-current</u>		
Secured		
- Term loan	142	166
	<b>189</b>	<b>212</b>

**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 2024	30 June 2023	30 June 2024	30 June 2023
	RM'000	RM'000	RM'000	RM'000
Interest income	(11,186)	(10,525)	(22,973)	(20,727)
Other income including investment income	(45,302)	(40,950)	(89,629)	(80,118)
Interest expense	(40)	32	57	70
Depreciation and amortisation	4,181	3,946	8,418	8,221
Reversal of impairment loss on receivables	(590)	(873)	(1,110)	(1,814)
Reversal of provision for and write off of inventories	-	-	(306)	-
(Gain)/loss on disposal				
- Quoted/unquoted investments	-	-	-	-
- Property, plant and equipment	(5)	(282)	(36)	(282)
Impairment of assets	-	-	-	-
Foreign exchange loss/(gain)	(628)	(1,250)	(177)	(809)
(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 2024	30 June 2023	30 June 2024	30 June 2023
Profit attributable to owners of the Company (RM'000)	61,053	63,868	110,754	109,971
Weighted average number of ordinary shares	2,490,418,500	2,407,449,400	2,490,418,500	2,407,449,400
Basic EPS (Sen)	2.45	2.65	4.45	4.57

- (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

27 AUGUST 2024