



UNITED OVERSEAS AUSTRALIA LTD

ACN 009 245 890

Suite 51, 11 Tanunda Drive, Rivervale WA 6103

PO Box 272, Belmont, WA 6984

Tel: (+618) 9368 0336

ANNOUNCEMENT

11 December 2023

VIETNAM JOINT VENTURE

The Board of United Overseas Australia Ltd (**ASX:UOS**, “**Company**”) is pleased to announce that a member of the United Overseas Australia Group (“**UOA Group**”), UOA Vietnam BDC Pte Ltd (“**UOAV**”), has entered into a Joint Venture Agreement with CapitaLand (Vietnam) Holdings Pte Ltd (“**CLV**”).

The Joint Venture Agreement is the culmination of discussions between the parties pursuant to the Memorandum of Understanding (“**Memorandum**”) announced on 15 December 2021, to identify and acquire a project suitable for the Company and CLV, which discussions continued beyond the period contemplated in the Memorandum.

As intended under the Memorandum, UOAV will hold a 30% stake in the joint venture entity with CLV holding the remaining 70%. The joint venture has capital commitments to fund the project totalling US\$247.1 million, which will be contributed by each party in their respective proportions, with UOAV’s share being US\$74.13 million.

The proposed project is a mixed-use development in Vietnam with an initial proposal consisting of the construction of 4 high rise towers comprising residential, commercial and retail space, 1 medium rise tower comprising residential and retail space and 2 low rise towers comprising residential space.

The Company looks forward to being a part of the project as Vietnam continues to engage in development and construction activities, which may provide further opportunities for the Company, including engagement with CapitaLand, in future development projects that may arise.

MALAYSIAN OFFICE:

Suite G-1, Vertical Corporate Tower B

Avenue 10, The Vertical, Bangsar South City

No. 8, Jalan Kerinchi, 59200. KUALA LUMPUR

Tel: (+603) 2245 9188 • Fax: (+603) 2245 9128