



UNITED OVERSEAS AUSTRALIA LTD

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“Transmitted Electronically”

Dear Sirs,

Australian Property Acquisition

The Company through its subsidiary UOA Leederville Pty Ltd has today entered into an agreement in respect of options to acquire a commercial site of approximately 4000 square metres in the near city suburb of Leederville, Western Australia.

This is subject to the satisfaction of conditions precedent including satisfactory due diligence and Foreign Investment Review Board (FIRB) approval.

The purchase price, upon exercise of the options and settlement of the arising contracts, will be approximately AUD 14 Million including stamp duty and settlement costs.

Further details will be released to the market following the conditions precedent period.

Yours faithfully,

ALAN C WINDUSS

Company Director

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MALAYSIAN OFFICE:

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