



UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
FIRST QUARTER ENDED 31 MARCH 2017





INTERIM FINANCIAL REPORT

FIRST QUARTER ENDED 31 MARCH 2017

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

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(Cover) Highly visible along the Federal Highway, UOA Business Park is a mixed use development that is well-positioned as a commercial destination with seamless accessibility and connectivity.

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UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2017

| | As At 31 March 2017 RM'000 | As At 31 December 2016 RM'000 (Audited) |
|---|----------------------------------|--|
| ASSETS | | |
| Non-current assets | | |
| Property, plant and equipment | 286,017 | 285,366 |
| Investment properties | 1,480,265 | 1,476,898 |
| Land held for property development | 444,790 | 462,939 |
| Available-for-sale financial assets | 31,718 | 30,518 |
| Investment in an associate | 64,651 | 64,149 |
| Deferred tax assets | 36,732 | 36,483 |
| | <u>2,344,173</u> | <u>2,356,353</u> |
| Current assets | | |
| Property development costs | 1,002,489 | 989,186 |
| Inventories | 216,869 | 217,207 |
| Amount due from contract customer | 952 | 39,502 |
| Trade and other receivables | 607,596 | 568,689 |
| Amount owing by holding company | 304 | 48 |
| Amount owing by related company | 27 | 74 |
| Amount owing by associate | 3,782 | 3,782 |
| Current tax assets | 31,601 | 27,162 |
| Short term investments | 187,428 | 224,082 |
| Fixed deposits with licensed banks | 157,172 | 167,953 |
| Cash and bank balances | 357,489 | 390,824 |
| | <u>2,565,709</u> | <u>2,628,509</u> |
| TOTAL ASSETS | <u>4,909,882</u> | <u>4,984,862</u> |
| EQUITY AND LIABILITIES | | |
| Equity | | |
| Share capital | 81,623 | 81,623 |
| Share premium | 1,496,594 | 1,496,594 |
| Merger reserve | 2,252 | 2,252 |
| Fair value reserve | 8,224 | 7,024 |
| Unappropriated profit | 2,271,076 | 2,227,701 |
| Less : Treasury shares | (2,119) | (2,094) |
| Equity attributable to owners of the Company | <u>3,857,650</u> | <u>3,813,100</u> |
| Non-controlling interests | 133,057 | 124,045 |
| Total equity | <u>3,990,707</u> | <u>3,937,145</u> |
| Non-current liabilities | | |
| Amounts owing to non-controlling shareholders of subsidiary companies | 25,679 | 25,362 |
| Hire purchase and finance lease liabilities | 6,259 | 7,067 |
| Long term borrowings | 24,189 | 18,584 |
| Deferred tax liabilities | 116,138 | 115,614 |
| | <u>172,265</u> | <u>166,627</u> |
| Current liabilities | | |
| Trade and other payables | 646,232 | 757,192 |
| Amount owing to holding company | 11 | 29 |
| Amount owing to a related company | 394 | 495 |
| Amounts owing to non-controlling shareholders of subsidiary company | 6,811 | 6,811 |
| Hire purchase and finance lease liabilities | 5,731 | 6,123 |
| Short term borrowings | 77,153 | 93,353 |
| Current tax liabilities | 10,578 | 17,087 |
| | <u>746,910</u> | <u>881,090</u> |
| TOTAL LIABILITIES | <u>919,175</u> | <u>1,047,717</u> |
| TOTAL EQUITY AND LIABILITIES | <u>4,909,882</u> | <u>4,984,862</u> |
| Net Asset Per Share (RM) | <u>2.36</u> | <u>2.34</u> |
| Based on number of shares net of treasury shares | <u>1,631,335,200</u> | <u>1,631,345,200</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 2016 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 31 MARCH 2017

| | Individual Quarter Ended | | Cumulative Quarter Ended | |
|---|--------------------------|----------|--------------------------|----------|
| | 31 March | 31 March | 31 March | 31 March |
| | 2017 | 2016 | 2017 | 2016 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Revenue | 155,088 | 201,171 | 155,088 | 201,171 |
| Cost of sales | (74,209) | (70,684) | (74,209) | (70,684) |
| Gross profit | 80,879 | 130,487 | 80,879 | 130,487 |
| Other income | 45,359 | 32,825 | 45,359 | 32,825 |
| Administrative and general expenses | (39,885) | (34,651) | (39,885) | (34,651) |
| Other expenses | (14,180) | (12,312) | (14,180) | (12,312) |
| Finance costs | (1,132) | (1,844) | (1,132) | (1,844) |
| Share of results of associate | 502 | 17,056 | 502 | 17,056 |
| Profit before tax | 71,543 | 131,561 | 71,543 | 131,561 |
| Tax expense | (19,156) | (32,396) | (19,156) | (32,396) |
| Profit for the period | 52,387 | 99,165 | 52,387 | 99,165 |
| Other comprehensive income, net of tax | | | | |
| <i>Items that will be reclassified subsequently to profit or loss</i> | | | | |
| Fair value gain on available-for-sale financial assets | 1,200 | 155 | 1,200 | 155 |
| Total comprehensive income for the period | 53,587 | 99,320 | 53,587 | 99,320 |
| Profit attributable to: | | | | |
| Owners of the Company | 43,375 | 96,078 | 43,375 | 96,078 |
| Non-controlling interests | 9,012 | 3,087 | 9,012 | 3,087 |
| | 52,387 | 99,165 | 52,387 | 99,165 |
| Total comprehensive income attributable to: | | | | |
| Owners of the Company | 44,575 | 96,233 | 44,575 | 96,233 |
| Non-controlling interests | 9,012 | 3,087 | 9,012 | 3,087 |
| | 53,587 | 99,320 | 53,587 | 99,320 |
| Earnings per share (Sen) | | | | |
| - Basic earnings per share | 2.66 | 6.32 | 2.66 | 6.32 |
| - 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 2016 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 31 MARCH 2017

| | Attributable to Owners of the Company | | | | | | | | | |
|---|---------------------------------------|-------------------------|--------------------------|------------------------------|----------------------------------|---------------------------|-----------------|------------------------------------|------------------------|--|
| | Share Capital RM'000 | Share Premium RM'000 | Merger Reserve RM'000 | Fair Value Reserve RM'000 | Unappropriated profits RM'000 | Treasury shares RM'000 | Total RM'000 | Non-controlling interest RM'000 | Total Equity RM'000 | |
| Balance at 1 January 2017 | 81,623 | 1,496,594 | 2,252 | 7,024 | 2,227,701 | (2,094) | 3,813,100 | 124,045 | 3,937,145 | |
| Total comprehensive income for the year | - | - | - | 1,200 | 43,375 | - | 44,575 | 9,012 | 53,587 | |
| Purchase of Treasury shares | - | - | - | - | - | (25) | (25) | - | (25) | |
| Balance at 31 March 2017 | 81,623 | 1,496,594 | 2,252 | 8,224 | 2,271,076 | (2,119) | 3,857,650 | 133,057 | 3,990,707 | |
| Balance at 1 January 2016 | 76,039 | 1,289,004 | 2,252 | 6,650 | 1,778,926 | (2,061) | 3,150,810 | 143,690 | 3,294,500 | |
| Total comprehensive income for the year | - | - | - | 155 | 96,078 | - | 96,233 | 3,087 | 99,320 | |
| Purchase of Treasury shares | - | - | - | - | - | (21) | (21) | - | (21) | |
| Dividend paid to non-controlling shareholders of subsidiary companies | - | - | - | - | - | - | - | (4,400) | (4,400) | |
| Increase in shares in a subsidiary company | - | - | - | - | - | - | - | 50 | 50 | |
| Balance at 31 March 2016 | 76,039 | 1,289,004 | 2,252 | 6,805 | 1,875,004 | (2,082) | 3,247,022 | 142,427 | 3,389,449 | |

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2016 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 31 MARCH 2017

| | Current Year To Date 31 March 2017 RM'000 | Preceding Year To Date 31 March 2016 RM'000 |
|--|--|--|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Profit before tax | 71,543 | 131,561 |
| Adjustments for: | | |
| Non-cash items | 5,175 | 6,346 |
| Non-operating items | (718) | (17,067) |
| Dividend income | (813) | (881) |
| Net interest income | (2,115) | (2,674) |
| Operating profit before changes in working capital | <u>73,072</u> | <u>117,285</u> |
| Net changes in inventories | 338 | 1,782 |
| Net changes in property development costs | (848) | (26,798) |
| Net changes in receivables | (336) | 55,596 |
| Net changes in payables | (110,960) | (144,168) |
| Cash (used in)/generated from operations | <u>(38,734)</u> | <u>3,697</u> |
| Interest received | 1,563 | 2,548 |
| Tax paid | (29,829) | (49,765) |
| Net cash used in operating activities | <u>(67,000)</u> | <u>(43,520)</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Advances to holding company | (256) | (10) |
| Repayment from/(Advances to) related company | 47 | (7) |
| Repayment from associate company | - | 3 |
| Dividend received | 813 | 881 |
| Proceeds from disposal of property, plant and equipment | 216 | 43 |
| Additions to investment properties | (3,367) | (15,317) |
| Purchase of property, plant and equipment | (5,912) | (1,022) |
| Purchase of land held for property development | 6,380 | (12,049) |
| Interest income | 1,749 | 1,925 |
| Net cash used in investing activities | <u>(330)</u> | <u>(25,553)</u> |
| CASH FLOWS FROM FINANCING ACTIVITIES | | |
| (Repayment to)/Advances from holding company | (18) | 850 |
| (Repayment to)/Advances from related companies | (101) | 2,045 |
| Payment of hire purchase and finance lease liabilities | (1,200) | (2,237) |
| Dividends paid to non-controlling shareholders of subsidiary companies | - | (4,400) |
| Issue of shares of a subsidiary to non-controlling shareholders | - | 50 |
| Net repayment of borrowings | (10,595) | (15,962) |
| Fixed deposit pledged to secure bank borrowings | (14) | (15) |
| Repayment to non-controlling shareholders of subsidiary companies | - | (54,205) |
| Shares repurchased at cost | (25) | (21) |
| Interest paid | (1,501) | (2,837) |
| Net cash used in financing activities | <u>(13,454)</u> | <u>(76,732)</u> |
| Net decrease in cash and cash equivalents | (80,784) | (145,805) |
| Cash and cash equivalents at beginning of year | 780,287 | 986,115 |
| Cash and cash equivalents at end of year | <u>699,503</u> | <u>840,310</u> |
| Cash and cash equivalents at end of period comprise: | | |
| Short term investments | 187,428 | 210,045 |
| Fixed deposits with licensed banks | 157,172 | 285,010 |
| Cash and bank balances | 357,489 | 347,321 |
| | <u>702,089</u> | <u>842,376</u> |
| Fixed deposit pledged to secure bank borrowings | (2,586) | (2,066) |
| | <u>699,503</u> | <u>840,310</u> |

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial report.

EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 31 MARCH 2017

A EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD (“FRS”) 134, INTERIM FINANCIAL REPORTING

A1 BASIS OF PREPARATION

The interim financial report has been prepared in accordance with FRS 134, Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2016 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 2016.

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 2016, except for the adoption of the following amendments to FRSs that are relevant to its operations:

| | |
|-----------------------|--|
| Amendments to FRS 107 | Disclosure Initiative |
| Amendments to FRS 112 | Recognition of Deferred Tax Assets for Unrealised losses |
| Amendments to FRS 12 | Annual Improvements to FRS Standards 2014-2016 Cycle |

The adoption of the above Amendments to FRSs does not have significant impact on the financial statements of the Group.

Malaysian Financial Reporting Standards

On 19 November 2011, the MASB issued a new approved accounting framework, i.e. Malaysian Financial Reporting Standards (“MFRS”). MFRS is to be applied by all entities other than private entities for annual periods beginning on or after 1 January 2012, with the exception of entities subject to the application of MFRS 141 *Agriculture* and/or Issues Committee Interpretation (“IC Interpretation”) 15 *Agreements for Construction of Real Estate*, including the entities’ parent, significant investor and venturer (herein referred to as ‘Transitioning Entities’ collectively). Transitioning Entities are allowed to defer adoption of MFRS, and continue to use the existing FRS framework until the MFRS framework is mandated by the MASB. The Group falls within the definition of Transitioning Entities and has opted to defer adoption of MFRS.

According to an announcement made by the MASB on 28 October 2015, all Transitioning Entities shall adopt the MFRS framework and prepare their first MFRS financial statements for annual periods beginning on or after 1 January 2018.

The Group will adopt the MFRS framework and will prepare its first set of MFRS financial statements for the financial year ending 31 December 2018. In presenting its first set of MFRS financial statements, the Group will quantify the financial effects arising from the differences between MFRS and the currently applied FRS. The majority of the adjustments required on transition are expected to be made, retrospectively, against opening retained earnings of the Group. Accordingly, the financial performance and financial position of the Group as presented in these financial statements for the year ended 31 December 2016 could be different if prepared in accordance with MFRS.

A3 QUALIFIED AUDIT REPORT

The auditors' report of the financial statements of the Company for the financial year ended 31 December 2016 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 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, 10,000 ordinary shares were bought back from the open market at an average price of RM2.51 per share. The total consideration paid for the repurchase including transaction costs amounting to RM25,081.87 was financed by internally generated funds. The shares repurchased are retained as treasury shares.

(b) As at 31 March 2017, 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 1,632,469,000 ordinary shares of RM0.05 each.

A8 DIVIDENDS PAID

There were no dividends paid during the current quarter under review.

A9 EFFECT OF CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during the quarter under review.

A10 MATERIAL EVENTS SUBSEQUENT TO THE END OF THE INTERIM PERIOD

On 5 May 2017, the Company incorporated a new wholly owned subsidiary known as UOA Komune Sdn Bhd.

UOA Komune Sdn Bhd was incorporated as a private limited company under the Companies Act 2016 with an issued and paid up capital of RM2.00 comprising 2 ordinary shares. Its intended principle activity is managing a co-sharing office.

Save as disclosed above, there are no material events as at the latest practicable date from the date of this report.

A11 OPERATING SEGMENT INFORMATION

| | Property development RM'000 | Construction RM'000 | Others RM'000 | Elimination RM'000 | Consolidated RM'000 |
|--|-----------------------------------|------------------------|------------------|-----------------------|------------------------|
| <u>Cumulative quarter ended 31 March 2017</u> | | | | | |
| Revenue | | | | | |
| External revenue | 155,088 | - | - | - | 155,088 |
| Inter-segment revenue | - | 96,902 | - | (96,902) | - |
| Total revenue | 155,088 | 96,902 | - | (96,902) | 155,088 |
| Results | | | | | |
| Segment results | 64,391 | 12,675 | (6,025) | - | 71,041 |
| Share of results of associate | | | | | 502 |
| Tax expense | | | | | (19,156) |
| Profit for the period | | | | | 52,387 |

| | Property development RM'000 | Construction RM'000 | Others RM'000 | Elimination RM'000 | Consolidated RM'000 |
|--|-----------------------------------|------------------------|------------------|-----------------------|------------------------|
| <u>Cumulative quarter ended 31 March 2016</u> | | | | | |
| Revenue | | | | | |
| External revenue | 195,147 | 8,074 | - | (2,050) | 201,171 |
| Inter-segment revenue | - | 160,241 | - | (160,241) | - |
| Total revenue | 195,147 | 168,315 | - | (162,291) | 201,171 |
| Results | | | | | |
| Segment results | 110,446 | 11,729 | (7,670) | - | 114,505 |
| Share of results of associate | | | | | 17,056 |
| Tax expense | | | | | (32,396) |
| Profit for the period | | | | | 99,165 |

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 March 2017 |
|--|--------------------------------|
| | RM'000 |
| Corporate guarantees given to banks to secure banking facilities granted to subsidiary companies | 183,188 |

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 31 March 2017 |
|-----------------------------------|--------------------------------|
| | RM'000 |
| Approved and contracted for | |
| - Purchase of plant and equipment | 8,839 |
| - Purchase of investment property | 126,499 |
| | 135,338 |

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

The Group's revenue for the quarter ended 31 March 2017 was at RM155.1 million, representing a decrease of 22.9% compared to the corresponding quarter in the preceding year. The profit after tax after minority interest ("PATAMI") for the quarter under review was at RM43.4 million compared to RM96.1 million in the preceding quarter. Total expenditure for the quarter under review of RM55.2 million comprises mainly marketing expenses of RM14.7 million and administrative and operating expenses of RM25.2 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 South View Serviced Apartments, Southbank Residence, Sentul Village, United Point Residence, Danau Kota Suite Apartments and Sentul Point Suite Apartments.

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

The Group's profit before tax of RM71.5 million for the first quarter ended 31 March 2017 was lower than the immediate preceding quarter of RM476.7 million. The lower profit was mainly due to fair value gains recognised on investment properties in the immediate previous quarter.

B3 PROSPECTS

The new property sales for the quarter ended 31 March 2017 was approximately RM303.2 million. The sales was attributable mainly to on-going projects namely Sentul Point Suite Apartments and United Point Residence. The total unbilled sales as at 31 March 2017 amounted to approximately RM1.57 billion.

The Group will continue its focus on development in Greater Kuala Lumpur and continue to explore new opportunities for land acquisitions 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 March 2017 RM'000 | 31 March 2016 RM'000 | 31 March 2017 RM'000 | 31 March 2016 RM'000 |
| In respect of current period | | | | |
| - income tax | 18,881 | 33,370 | 18,881 | 33,370 |
| - deferred tax | 275 | (974) | 275 | (974) |
| Tax expense for the period | 19,156 | 32,396 | 19,156 | 32,396 |

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

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 31 March 2017 Secured RM'000 | As at 31 December 2016 Secured RM'000 |
|--------------------|--|---|
| <u>Current</u> | | |
| - Revolving credit | 48,500 | 55,000 |
| - Bridging loan | 15,500 | 19,000 |
| - Term loan | 13,153 | 19,353 |
| <u>Non-current</u> | | |
| - Bridging loan | 24,189 | 18,584 |
| | 101,342 | 111,937 |

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 DISCLOSURE OF REALISED AND UNREALISED PROFITS

| | As at 31 March 2017 RM'000 | As at 31 December 2016 RM'000 |
|---|-------------------------------------|--|
| Total retained profits of the Company and its subsidiaries | | |
| - Realised | 1,976,507 | 1,886,582 |
| - Unrealised | 552,375 | 584,894 |
| | 2,528,882 | 2,471,476 |
| Total share of retained profits from associate company | | |
| - Realised | 68,896 | 68,394 |
| - Unrealised | (23,075) | (23,075) |
| | 45,821 | 45,319 |
| Less : Consolidated adjustments | (303,627) | (289,094) |
| Total Group retained profits as per consolidated financial statements | 2,271,076 | 2,227,701 |

B11 MATERIAL LITIGATION

There was no pending material litigation as at the latest practicable date from the date of issuance of this report.

B12 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 2016 of 15 sen per share based on 1,631,335,200 ordinary shares (net of treasury shares at the date of this report), amounting to a net dividend payable of RM244,700,280 (31 December 2015: final dividend of 15 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 2016 is as follows:

- a) Proposed single-tier final dividend of 15 sen per ordinary share, subject to shareholders' approval.

B13 PROFIT BEFORE TAX

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

| | Current Quarter | | Year To Date | |
|---|----------------------------|----------------------------|----------------------------|----------------------------|
| | 31 March 2017 RM'000 | 31 March 2016 RM'000 | 31 March 2017 RM'000 | 31 March 2016 RM'000 |
| Interest income | (3,247) | (4,518) | (3,247) | (4,518) |
| Other income including investment income | (12,784) | (10,252) | (12,784) | (10,252) |
| Interest expense | 1,132 | 1,844 | 1,132 | 1,844 |
| Depreciation and amortisation | 5,250 | 4,333 | 5,250 | 4,333 |
| Bad and doubtful debts | (86) | 1,186 | (86) | 1,186 |
| Provision for and write off of inventories | - | - | - | - |
| (Gain)/Loss on disposal - Quoted/unquoted investments | - | - | - | - |
| - Property, plant and equipment | (216) | (11) | (216) | (11) |
| Impairment of assets | - | - | - | - |
| Foreign exchange (gain)/loss | 2 | - | 2 | - |
| (Gain)/Loss on derivatives | - | - | - | - |
| Exceptional items | - | - | - | - |

B14 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 March 2017 | 31 March 2016 | 31 March 2017 | 31 March 2016 |
| Profit attributable to owners of the Company (RM'000) | 43,375 | 96,078 | 43,375 | 96,078 |
| Weighted average number of ordinary shares | 1,631,341,756 | 1,519,677,304 | 1,631,341,756 | 1,519,677,304 |
| Basic EPS (Sen) | 2.66 | 6.32 | 2.66 | 6.32 |

- 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

22 MAY 2017