



# UNITED OVERSEAS AUSTRALIA LTD

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Company Announcements Manager  
Australian Securities Exchange Limited  
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20 Bridge Street  
SYDNEY NSW 2000

Company Announcements Manager  
Singapore Stock Exchange  
2 Shenton Way  
#19 SGX Centre  
SINGAPORE 068804

*“Transmitted Electronically”*

Dear Sirs,

## **Acquisition Commercial Property Leederville**

On the 21 April 2017, the Company announced that through its subsidiary UOA Leederville Pty Ltd it was entering into an agreement to acquire a Commercial property of 4,232 square metres located at 661 Newcastle Street, Leederville.

The transaction was to be through an assignment of options held by Psaros Development Pty Ltd to UOA Leederville Pty Ltd. The transaction was subject to Foreign Investment Review Board (FIRB) approval and due diligence procedures. FIRB approval has been received and other conditions precedent fulfilled. Exercise of the options by UOA Leederville Pty Ltd has been executed and settlement of the purchase will be completed mid-June this year. The purchase price will be approximately AUD \$15.5 Million including stamp duty and settlement costs.

A shareholder agreement has been signed where Psaros Development Pty Ltd will have a 5% interest in UOA Leederville Pty Ltd with the right to subscribe for another 30% equity in UOA Leederville Pty Ltd prior to December 2018.

The property is currently generating positive rental income and will be held on this basis while the parties examine future development possibilities for the site having regards for the socio and economic ambience of the area.

Yours faithfully,

**ALAN C WINDUSS**

Company Director  
Contact Number: +61 412 949 225

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