



UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
THIRD QUARTER ENDED 30 SEPTEMBER 2017





INTERIM FINANCIAL REPORT

THIRD QUARTER ENDED 30 SEPTEMBER 2017

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

UOA Corporate Tower
Lobby A, Avenue 10, The Vertical
Bangsar South City
No. 8, Jalan Kerinchi
59200 Kuala Lumpur, Malaysia
t 1 300 88 6668
w www.uoa.com.my

(Cover) South Link Lifestyle Apartments comprises freehold serviced apartments that are complemented by a myriad of amenities and conveniences. It is easily accessible via major highways and public transportation with its strategically connected location at Bangsar South.

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UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2017

	As At	As At
	30 September 2017	31 December 2016
	RM'000	RM'000
		(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	300,245	285,366
Investment properties	1,534,382	1,476,898
Land held for property development	440,391	462,939
Available-for-sale financial assets	25,053	30,518
Investment in an associate	69,520	64,149
Deferred tax assets	38,597	36,483
	<u>2,408,188</u>	<u>2,356,353</u>
Current assets		
Property development costs	770,751	989,186
Inventories	460,023	217,207
Amount due from contract customer	1,608	39,502
Trade and other receivables	946,362	568,689
Amount owing by holding company	318	48
Amount owing by related company	9	74
Amount owing by associate	3,782	3,782
Current tax assets	33,883	27,162
Short term investments	62,252	224,082
Fixed deposits with licensed banks	95,242	167,953
Cash and bank balances	422,902	390,824
	<u>2,797,132</u>	<u>2,628,509</u>
TOTAL ASSETS	<u>5,205,320</u>	<u>4,984,862</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	309,607	81,623
Share premium	1,496,594	1,496,594
Merger reserve	2,252	2,252
Fair value reserve	6,959	7,024
Unappropriated profit	2,282,384	2,227,701
Less : Treasury shares	(2,119)	(2,094)
Equity attributable to owners of the Company	<u>4,095,677</u>	<u>3,813,100</u>
Non-controlling interests	130,842	124,045
Total equity	<u>4,226,519</u>	<u>3,937,145</u>
Non-current liabilities		
Amount owing to non-controlling shareholders of subsidiary companies	26,313	25,362
Hire purchase and finance lease liabilities	4,303	7,067
Long term borrowings	30,568	18,584
Deferred tax liabilities	115,639	115,614
	<u>176,823</u>	<u>166,627</u>
Current liabilities		
Trade and other payables	681,959	757,192
Amount owing to holding company	29	29
Amount owing to a related company	590	495
Amount owing to non-controlling shareholders of subsidiary company	6,811	6,811
Hire purchase and finance lease liabilities	5,279	6,123
Short term borrowings	58,472	93,353
Current tax liabilities	48,838	17,087
	<u>801,978</u>	<u>881,090</u>
TOTAL LIABILITIES	<u>978,801</u>	<u>1,047,717</u>
TOTAL EQUITY AND LIABILITIES	<u>5,205,320</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>1,733,113,500</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 30 SEPTEMBER 2017

	Individual Quarter Ended		Cumulative Quarter Ended	
	30 September 2017 RM'000	30 September 2016 RM'000	30 September 2017 RM'000	30 September 2016 RM'000
Revenue	261,630	229,571	882,329	725,551
Cost of sales	<u>(107,985)</u>	<u>(124,480)</u>	<u>(406,870)</u>	<u>(311,155)</u>
Gross profit	153,645	105,091	475,459	414,396
Fair value adjustment on investment properties	-	55,546	-	55,546
Other income	47,885	38,813	136,874	121,547
Administrative and general expenses	(39,519)	(47,013)	(125,833)	(118,756)
Other expenses	(20,998)	(12,298)	(45,757)	(35,449)
Finance costs	(901)	(1,579)	(2,972)	(5,434)
Share of results of associate	<u>1,368</u>	<u>315</u>	<u>2,270</u>	<u>20,860</u>
Profit before tax	141,480	138,875	440,041	452,710
Tax expense	<u>(37,612)</u>	<u>(25,465)</u>	<u>(112,660)</u>	<u>(95,947)</u>
Profit for the period	<u>103,868</u>	<u>113,410</u>	<u>327,381</u>	<u>356,763</u>
Other comprehensive income, net of tax				
<i>Items that will be reclassified subsequently to profit or loss</i>				
Fair value (loss)/gain on available-for-sale financial assets	(1,701)	1,982	(965)	601
Fair value gain transferred to profit or loss upon disposal	-	800	900	800
Total comprehensive income for the period	<u>102,167</u>	<u>116,192</u>	<u>327,316</u>	<u>358,164</u>
Profit attributable to:				
Owners of the Company	90,357	110,444	299,383	330,747
Non-controlling interests	<u>13,511</u>	<u>2,966</u>	<u>27,998</u>	<u>26,016</u>
	<u>103,868</u>	<u>113,410</u>	<u>327,381</u>	<u>356,763</u>
Total comprehensive income attributable to:				
Owners of the Company	88,656	113,226	299,318	332,148
Non-controlling interests	<u>13,511</u>	<u>2,966</u>	<u>27,998</u>	<u>26,016</u>
	<u>102,167</u>	<u>116,192</u>	<u>327,316</u>	<u>358,164</u>
Earnings per share (Sen)				
- Basic earnings per share	<u>5.26</u>	<u>6.85</u>	<u>18.03</u>	<u>21.32</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 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 30 SEPTEMBER 2017

	← Attributable to Owners of the Company →							Non-controlling interest RM'000	Total Equity RM'000
	Share Capital RM'000	← Non-distributable →			Unappropriated profits RM'000	Treasury shares RM'000	Total RM'000		
	Share Premium RM'000	Merger Reserve RM'000	Fair Value Reserve 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
Issuance of ordinary shares pursuant to:- Dividend reinvestment scheme	227,984	-	-	-	-	-	227,984	-	227,984
Total comprehensive income for the year	-	-	-	(65)	299,383	-	299,318	27,998	327,316
Purchase of Treasury shares	-	-	-	-	-	(25)	(25)	-	(25)
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	-	(21,201)	(21,201)
Dividend paid	-	-	-	-	(244,700)	-	(244,700)	-	(244,700)
Balance at 30 September 2017	309,607	1,496,594	2,252	6,959	2,282,384	(2,119)	4,095,677	130,842	4,226,519
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
Issuance of ordinary shares pursuant to:- Dividend reinvestment scheme	5,584	207,724	-	-	-	-	213,308	-	213,308
Dividend reinvestment scheme share issuance expenses	-	(134)	-	-	-	-	(134)	-	(134)
Total comprehensive income for the year	-	-	-	1,401	330,747	-	332,148	26,016	358,164
Purchase of Treasury shares	-	-	-	-	-	(33)	(33)	-	(33)
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	-	(43,825)	(43,825)
Dividend paid	-	-	-	-	(227,951)	-	(227,951)	-	(227,951)
Increase in shares in a subsidiary company	-	-	-	-	-	-	-	50	50
Balance at 30 September 2016	81,623	1,496,594	2,252	8,051	1,881,722	(2,094)	3,468,148	125,931	3,594,079

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)
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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2017

	Current Year To Date 30 September 2017 RM'000	Preceding Year To Date 30 September 2016 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	440,041	452,710
Adjustments for:		
Non-cash items	14,404	(41,934)
Non-operating items	(3,420)	(21,540)
Dividend income	(1,460)	(1,689)
Net interest income	(8,047)	(13,307)
Operating profit before changes in working capital	441,518	374,240
Net changes in inventories	28,858	6,978
Net changes in property development costs	(40,081)	(132,556)
Net changes in receivables	(341,745)	159,105
Net changes in payables	(75,477)	(79,026)
Cash generated from operations	13,073	328,741
Interest received	5,498	6,907
Tax paid	(89,719)	(104,029)
Net cash (used in)/generated from operating activities	(71,148)	231,619
CASH FLOWS FROM INVESTING ACTIVITIES		
Advances to holding company	(270)	-
Repayment from/(Advances to) related company	65	(2)
Advances to associate company	-	(5)
Dividend received	1,460	1,689
Proceeds from disposal of available for sale financial assets	5,556	4,223
Proceeds from disposal of property, plant and equipment	1,024	224
Acquisition of available-for-sale financial assets	-	(9,000)
Additions to investment properties	(28,975)	(164,581)
Purchase of property, plant and equipment	(29,164)	(30,131)
Purchase of land held for property development	(17,730)	(13,606)
Interest income	5,582	11,683
Net cash used in investing activities	(62,452)	(199,506)
CASH FLOWS FROM FINANCING ACTIVITIES		
Advances from holding company	-	34
Advances from related companies	265	2,355
Payment of hire purchase and finance lease liabilities	(4,953)	(6,347)
Listing expenses	-	(134)
Dividends paid to owners of the Company	(16,716)	(14,643)
Dividends paid to non-controlling shareholders of subsidiary companies	(21,201)	(43,825)
Issue of shares of a subsidiary to non-controlling shareholders	-	50
Net repayment of borrowings	(22,897)	(74,738)
Fixed deposit pledged to secure bank borrowings	(54)	(49)
Repayment to non-controlling shareholders of subsidiary companies	-	(53,948)
Shares repurchased at cost	(25)	(33)
Interest paid	(3,336)	(6,824)
Net cash used in financing activities	(68,917)	(198,102)
Net decrease in cash and cash equivalents	(202,517)	(165,989)
Cash and cash equivalents at beginning of period	780,287	986,115
Cash and cash equivalents at end of period	577,770	820,126
Cash and cash equivalents at end of period comprise:		
Short term investments	62,252	231,326
Fixed deposits with licensed banks	95,242	128,320
Cash and bank balances	422,902	462,580
	580,396	822,226
Fixed deposit pledged to secure bank borrowings	(2,626)	(2,100)
	577,770	820,126

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 30 SEPTEMBER 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 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) Issuance of shares pursuant to the Dividend Reinvestment Scheme

The issued and paid-up share capital of the Company has increased from RM81,623,450 to RM309,606,842 by the issuance of 101,778,300 new ordinary shares in the Company at an issue price of RM2.24 per share pursuant to the Dividend Reinvestment Scheme of the Company.

(b) Share buyback by the Company

During the current quarter, there was no buyback of shares nor resale or cancellation of treasury shares.

(c) As at 30 September 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 1,734,247,300 ordinary shares.

A8 DIVIDENDS PAID

The total dividend paid out of shareholders' equity for the ordinary shares during the year is as follows:

	Year To Date	
	30 September 2017	30 September 2016
	RM'000	RM'000
Dividend in respect of financial year ended 31 December 2016:		
- First and final single tier dividend of 15 sen per share	244,700	-
Dividend in respect of financial year ended 31 December 2015:		
- First and final single tier dividend of 15 sen per share	-	227,951

A9 EFFECT OF CHANGES IN THE COMPOSITION OF THE GROUP

There is no material events as at the latest practicable date from the date of this report.

A10 EVENTS AFTER THE END OF THE INTERIM PERIOD

There were 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 30 September 2017</u>					
Revenue					
External revenue	882,329	-	-	-	882,329
Inter-segment revenue	-	368,833	-	(368,833)	-
Total revenue	882,329	368,833	-	(368,833)	882,329
Results					
Segment results	415,233	43,252	(20,714)	-	437,771
Share of results of associate					2,270
Tax expense					(112,660)
Profit for the period					327,381

	Property development RM'000	Construction RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
<u>Cumulative quarter ended 30 September 2016</u>					
Revenue					
External revenue	700,281	33,785	-	(8,515)	725,551
Inter-segment revenue	18,720	513,136	-	(531,856)	-
Total revenue	719,001	546,921	-	(540,371)	725,551
Results					
Segment results	373,403	51,632	6,815	-	431,850
Share of results of associate					20,860
Tax expense					(95,947)
Profit for the period					356,763

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 30 September 2017 RM'000
Corporate guarantees given to banks to secure banking facilities granted to subsidiary companies	182,485

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 30 September 2017 RM'000
Approved and contracted for	
- Purchase of plant and equipment	8,330
- Purchase of investment property	116,119
	124,449

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 30 September 2017 was at RM261.6 million, representing an increase of 14.0% compared to the corresponding quarter in the preceding year. The profit after tax after minority interest ("PATAMI") for the quarter under review was at RM90.4 million compared to RM110.4 million in the preceding quarter. Total expenditure for the quarter under review of RM61.4 million comprises mainly marketing expenses of RM11.7 million and administrative and operating expenses of RM27.9 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 Southbank Residence, United Point Residence, Danau Kota Suite Apartments and Sentul Point Suite Apartments, and sale of completed units at Desa Green Serviced Apartments and The Vertical Office Suites.

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

The Group's profit before tax of RM141.5 million for the third quarter ended 30 September 2017 was lower than the immediate preceding quarter of RM227.0 million. The lower profit was mainly due to the contribution from South View Serviced Apartments which were completed in the immediate preceding quarter.

B3 PROSPECTS

The sales for the quarter under review were attributable predominantly to on-going projects namely Sentul Point Suite Apartments and United Point Residence. The total new property sales for the nine months ended 30 September 2017 was approximately RM924.2 million. The total unbilled sales as at 30 September 2017 amounted to approximately RM1.41 billion.

The Group will maintain its focus on development in Greater Kuala Lumpur and continue to source for opportune development land acquisition at strategic locations.

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 September 2017 RM'000	30 September 2016 RM'000	30 September 2017 RM'000	30 September 2016 RM'000
In respect of current period				
- income tax	36,713	21,865	110,545	91,380
- deferred tax	(3,303)	(2,938)	(2,087)	(2,117)
- deferred Real Property Gains Tax (RPGT)	-	5,780	-	5,780
In respect of prior period				
- income tax	4,204	775	4,204	919
- deferred tax	(2)	(17)	(2)	(15)
Tax expense for the period	37,612	25,465	112,660	95,947

The Group's effective tax rate for the current quarter and for year to date 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 and year to date was lower than the statutory tax rate of 24% mainly due to difference between the income tax and RPGT rates applicable on fair value adjustments on investment properties.

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 30 September 2017 Secured RM’000	As at 31 December 2016 Secured RM’000
<hr/>		
<u>Current</u>		
Secured		
- Revolving credit	41,000	45,000
- Bridging loan	6,000	19,000
- Term loan	1,472	19,353
Unsecured		
- Revolving credit	10,000	10,000
	<hr/>	<hr/>
	58,472	93,353
<u>Non-current</u>		
Secured		
- Bridging loan	30,568	18,584
	<hr/>	<hr/>
	89,040	111,937
	<hr/>	<hr/>

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 30 September 2017 RM'000	As at 31 December 2016 RM'000
Total retained profits of the Company and its subsidiaries		
- Realised	1,989,607	1,886,582
- Unrealised	552,814	584,894
	<hr/> 2,542,421	<hr/> 2,471,476
Total share of retained profits from associate company		
- Realised	70,664	68,394
- Unrealised	(19,974)	(23,075)
	<hr/> 50,690	<hr/> 45,319
Less : Consolidated adjustments	(310,727)	(289,094)
Total Group retained profits as per consolidated financial statements	<hr/> 2,282,384	<hr/> 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

The Board does not recommend any dividend for the current quarter under review.

B13 PROFIT BEFORE TAX

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

	Current Quarter		Year To Date	
	30 September 2017 RM'000	30 September 2016 RM'000	30 September 2017 RM'000	30 September 2016 RM'000
Interest income	(3,793)	(5,126)	(11,019)	(18,741)
Other income including investment income	(15,454)	(66,492)	(42,728)	(87,334)
Interest expense	901	1,579	2,972	5,434
Depreciation and amortisation	4,933	4,452	15,582	13,114
Bad and doubtful debts	1,390	(274)	1,905	(2,160)
Provision for and write off of inventories	-	-	-	-
(Gain)/Loss on disposal				
- Quoted/unquoted investments	-	(622)	(156)	(622)
- Property, plant and equipment	(759)	(46)	(994)	(58)
Impairment of assets	-	-	-	-
Foreign exchange (gain)/loss	(1)	(2)	1	(8)
(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	
	30 September 2017	30 September 2016	30 September 2017	30 September 2016
Profit attributable to owners of the Company (RM'000)	90,357	110,444	299,383	330,747
Weighted average number of ordinary shares	1,717,625,498	1,613,139,884	1,660,416,876	1,551,056,674
Basic EPS (Sen)	5.26	6.85	18.03	21.32

- 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

21 NOVEMBER 2017