

UNITED OVERSEAS AUSTRALIA LTD
A.C.N. 009 245 890

PRELIMINARY FINAL REPORT
31 December 2019

United Overseas Australia Ltd and members of the Group earned a \$194.6 million operating profit for the financial year ended 31st December 2019. This profit is subject to final audit closure; however, the Board is not aware of any likely material changes to this result.

After taxation and non-controlling interests, the operating profit applicable to the members of the Company was \$91.8 million, a decrease of \$9.0 million or 9.0% when compared with the 2018 profit result.

Gross revenue from ordinary activities was \$387.2 million, a decrease of \$53.3 million over last year's revenue of \$440.5 million.

Earnings per share for the year ended 31st December 2019 was 6.32 cents, a decrease of 0.90 cents over earnings of 7.22 cents per share for the same period last year.

Final Dividend

The Directors have declared a final dividend (unfranked) of 2.0 cents per share (2018 final dividend (unfranked) of 2.0 cents per share) making a total dividend of 2.5 cents per share for the year.

The dividend will be payable on 9 June 2020. The Company's Dividend Re-Investments Plan (DRIP) will operate in respect of the declared dividend. The Directors have agreed to a 5% discount to market price for the issue of the DRIP shares.

Finance

Net operating cash inflow was \$214.6 million compared to the previous year cash inflow of \$137.2 million.

The net tangible asset backing per ordinary security is \$1.06 per share as at 31 December 2019 and at 31 December 2018 it was \$1.02 per share.

The Group's net debt to equity ratio is Nil in December 2019 as compared to 2.60% in December 2018.

Operations

Australian Operations

East Parade Condominiums

The Company is currently holding 22 units which is intended for sale.

Leederville Offices

Refurbishment of the building and grounds was completed in January 2020.

The building are currently 60% occupied and the company is encouraged with enquires being received for balance of space remaining.

Vietnam

The UOA Tower located in District 7, Ho Chi Minh City is in the final stages of construction and is expected to be ready for occupation in the third quarter of 2020.

A second project, UOA Tower TTS located along Tan Trao Street – the main street of Commercial District in Phu My Hung City Centre is currently being designed and necessary approvals being applied for.

UOA Development Bhd

UOA Development Bhd which is listed on the Malaysian Stock Exchange undertakes all developments, building and property sales in Malaysia on behalf of the group and their operating results are included in these consolidated accounts.

At the date of this report United Overseas Australia Ltd has direct equity interest of 0.18% and an indirect interest of 70.07% (via UOA Holdings Sdn Bhd) in UOA Development Bhd.

Property Development

For the year under review the Group's gross revenue from property development operations was \$387.2 million, a decrease of \$53.3 million or 12.1% over the 2018 results.

This segment of the Group's operations contributed \$107.5 million (2018: \$121.0 million) to the net profit result achieved.

Property Rental & UOA Real Estate Investment Trust

Gross rentals of \$67.2 million were received from properties retained by the Group during the year.

Trust distributions of \$10.5 million (2018: \$9.07 million) were received from UOA Real Estate Investment Trust during the year ended 31 December 2019.

Future Outlook & Events

The Directors believe the continuing outlook for the Group is positive but are also conscious of varying conditions within the industry and on a broader scale, possible ramifications to the economics of the region due to the Corona Virus outbreak.

The Directors are also aware that profit determination is dependent on the timely completion and subsequent sale of its projects.

APPENDIX 4E

Name of entity	UNITED OVERSEAS AUSTRALIA LTD
ACN or equivalent company reference	009 245 890
Current reporting period	Year ended 31 December 2019
Previous reporting period	Year ended 31 December 2018

Results for announcement to the market

					\$A'000
Revenue from ordinary activities	Down	12.10%	to		387,213
Profit from ordinary activities after tax attributable to members	Down	8.97%	to		91,789
Profit/(loss) from extraordinary items after tax attributable to members	Gain/(loss) of	Nil			Nil
Net profit for the year attributable to members	Down	8.97%	to		91,789
Dividends (distributions)	Amount per security		Franked amount per security		
Final dividend	2.0¢		0¢		
Previous corresponding period	2.0¢		0¢		
Record date for determining entitlements to the dividend	20 May 2020				

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2019**

		CONSOLIDATED	
	Notes	2019 \$'000	2018 \$'000
Property and construction revenue	4	387,213	440,493
Cost of sales	4	(243,261)	(270,250)
Gross profit		143,952	170,243
Other revenues	4	132,450	107,622
Other income	4	12,669	11,213
Impairment losses on financial assets		(895)	(3,119)
Property maintenance expenses		(32,297)	(31,352)
Occupancy expenses		(59)	(83)
Marketing expenses		(2,891)	(3,163)
Administrative expenses		(36,552)	(31,795)
Other expenses from ordinary activities		(28,544)	(26,610)
Foreign exchange (loss)/gain		(366)	2,304
Share of profit/(loss) of associate companies		14	(17)
Finance income		12,909	8,787
Finance costs		(5,764)	(7,962)
Profit before income tax		194,626	196,068
Income tax expense		(54,597)	(35,848)
Profit for the year		140,029	160,220
Other comprehensive income, net of tax			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Exchange differences on translating foreign operations		25,188	107,415
<i>Items that will not be reclassified to profit or loss</i>			
Changes in the fair value of equity investments at fair value through other comprehensive income		1,573	(1,235)
Other comprehensive income for the year		26,761	106,180
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		166,790	266,400
Profit attributable to:			
Owners of the parent		91,789	100,836
Non-controlling interests		48,240	59,384
		140,029	160,220
Total comprehensive income attributable to:			
Owners of the parent		118,095	207,461
Non-controlling interests		48,695	58,939
		166,790	266,400
Earnings per share (cents per share)			
basic for profit for the year		6.32	7.22
diluted for profit for the year		6.32	7.22

The accompanying notes form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	Notes	As At 31 December 2019 \$'000	As At 31 December 2018 \$'000
ASSETS			
Current assets			
Cash and cash equivalents	9	407,294	322,558
Trade and other receivables		105,902	216,052
Contract assets		98,105	101,209
Amount owing by associate companies		1,169	971
Inventories		521,302	571,293
Current tax assets		24,370	21,474
Total current assets		1,158,142	1,233,557
Non-current assets			
Property, plant and equipment		160,148	143,779
Investment properties		1,113,424	1,012,253
Inventories		207,428	174,624
Investment in an associates		260	242
Equity investments		7,721	2,997
Other receivables		27,543	-
Deferred tax assets		20,363	15,911
Goodwill		133	133
Total non-current assets		1,537,020	1,349,939
TOTAL ASSETS		2,695,162	2,583,496
LIABILITIES			
Current liabilities			
Trade and other payables		184,819	223,866
Amount due to associates		237	-
Other financial liabilities		117,332	123,635
Current tax liabilities		13,451	6,915
Total current liabilities		315,839	354,416
Non-current liabilities			
Other payables		3,888	9,068
Other financial liabilities		13,830	5,021
Deferred tax liabilities		37,108	33,487
Total non-current liabilities		54,826	47,576
TOTAL LIABILITIES		370,665	401,992
NET ASSETS		2,324,497	2,181,504
EQUITY AND LIABILITIES			
Parent entity interest			
Share capital	6	257,475	222,910
Reserves		87,036	60,730
Retained earnings		1,230,594	1,176,447
Total attributable to owners of parent		1,575,105	1,460,087
Total non-controlling interests		749,392	721,417
TOTAL EQUITY		2,324,497	2,181,504

The accompanying notes form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2019

	CONSOLIDATED	
	2019	2018
Notes	\$'000	\$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before income tax	194,626	196,068
Adjustments for:		
Impairment losses of financial assets	895	3,119
Depreciation of property, plant and equipment	7,733	7,208
Discount on acquisition	-	(120)
Dividend income	(143)	(262)
Fair value adjustment on investment properties	(12,446)	(11,387)
Finance costs	5,764	7,962
Foreign currency loss/(gain)	323	(2,253)
Gain on disposal of equity investments	(211)	-
Loss on disposal of investment properties	-	192
Interest income	(12,909)	(8,787)
Loss on derecognition of a subsidiary company	2,449	-
Gain on disposal of property, plant and equipment	(12)	(18)
Property, plant and equipment written off	77	72
Share of (profit)/loss of associate companies	(14)	17
Operating profit before working capital changes	186,132	191,811
Net changes in inventories	27,930	75,124
Net changes in receivables	83,066	(21,232)
Net changes in contract assets	4,877	1,796
Net changes in payables	(41,203)	(53,304)
Cash from operations	260,802	194,195
Interest paid	(7,041)	(7,824)
Interest received	12,683	8,583
Income taxes paid	(51,805)	(57,794)
Net cash generated from operating activities	214,639	137,160
CASH FLOWS FROM INVESTING ACTIVITIES		
Advances to an associate company	(180)	(169)
Acquisition of additional shares in existing subsidiary	-	(350)
Acquisition of shares in new subsidiary companies, net of cash	-	(20,881)
Dividend received	143	262
Payment for purchase of equity investments	(3,478)	-
Payment for purchase of investment properties	(67,661)	(38,159)
Payment for purchase of property, plant and equipment	(21,485)	(23,192)
Proceeds from partial disposal of a subsidiary company	11,721	-
Proceeds from sale of equity investments	605	-
Proceeds from sale of investment properties	-	40,486
Proceeds from sale of property, plant and equipment	97	24
Derecognition of a subsidiary company, net of cash	(4,979)	-
Net cash used in investing activities	(85,217)	(41,979)
CASH FLOWS FROM FINANCING ACTIVITIES		
(Repayment to)/advances from other entities	(4,638)	9,238
Advances from associated companies	566	-
Dividends paid to non-controlling shareholders of subsidiary companies	(66,288)	(45,978)
Dividends paid to owners of the Company	(1,339)	(1,598)
Issue of shares of a subsidiary to non-controlling shareholders	21,778	18,620
Repayment of lease liabilities	(948)	(3,063)
Drawdown of borrowings	27,726	36,567
Repayment of borrowings	(26,774)	(88,360)
Net cash used in financing activities	(49,917)	(74,574)
Net increase in cash and cash equivalents	79,505	20,607
Cash and cash equivalents at beginning of year	322,558	277,201
Net foreign exchange differences	5,231	24,750
Cash and cash equivalents at end of year	407,294	322,558

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The accompanying notes form part of these financial statements.

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2019**

	Attributable to owners of parent					
	Share capital \$'000	Retained earnings \$'000	Foreign exchange reserves \$'000	Other reserve \$'000	Total \$'000	Non-controlling interests \$'000
						Total equity \$'000
Balance at 1 January 2018	183,245	1,116,529	(46,328)	433	1,253,879	634,227
Dividends paid	-	(41,263)	-	-	(41,263)	(87,241)
Shares issued during the year - dividend re-investment plan	39,665	-	-	-	39,665	-
Other changes in non-controlling interests	-	-	-	-	-	56,304
Change in stake	-	345	-	-	345	17,925
Transaction with owners	222,910	1,075,611	(46,328)	433	1,252,626	662,478
Profit for the year	-	100,836	-	-	100,836	59,384
Other comprehensive income:						
Changes in the fair value of equity investments at fair value through other comprehensive income	-	-	-	(790)	(790)	(445)
Exchange differences on translation of foreign operations	-	-	107,415	-	107,415	-
Total comprehensive income for the year	-	100,836	107,415	(790)	207,461	58,939
Balance at 31 December 2018	222,910	1,176,447	61,087	(357)	1,460,087	721,417
						2,181,504

The accompanying notes form part of these financial statements.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. Nature of operations

The principle activities of United Overseas Australia Ltd and subsidiaries (the Group) include the land development and resale, holding of investment properties to generate rental income, operations of hotel and food and beverage outlets, provision of facilities support services and carpark operations, revenue from moneylending services and provision of management services.

2. General information and basis of preparation

The preliminary final report of the Group is for the year ended 31 December 2019 and are presented in Australian Dollars (\$AUD), which is the functional currency of the Parent Company. These preliminary financial statements have been prepared in accordance with the same accounting policies in the Group's last annual financial statements for the year ended 31 December 2018, except as describe below. They do not include all of the information required in annual financial statements in accordance with Australian Accounting Standards, and should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2018 and any public announcements made by the Group during the half year in accordance with continuous disclosure requirements arising under the Australian Securities Exchange Listing Rules and Corporations Act 2001.

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of new and amended standards. AASB 16 *Leases* became mandatorily effective on 1 January 2019. The impact of the adoption of this standard and the new accounting policies are disclosed in Note 3 below.

New standards adopted as at 1 January 2019

AASB 16 *Leases*

AASB 16 *Leases* replaced AASB 117 *Leases*, Int. 4 *Determining whether an Arrangement contains a Lease*, Int. 115 *Operating Leases-Lease Incentives* and Int. 127 *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. AASB 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under AASB 117.

The standard includes two recognition exemptions for lessees – leases of 'low-value' assets (e.g., personal computers) and short-term leases (i.e., leases with a lease term of 12 months or less). At the commencement date of a lease, a lessee will recognise a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset). Lessees are required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

Lessees are also required to remeasure the lease liability upon the occurrence of certain events (e.g., a change in the lease term, a change in future lease payments resulting from a change in an index or rate used to determine those payments). The lessee will generally recognise the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset.

Lessor accounting under AASB 16 is substantially unchanged from accounting under AASB 117. Lessors continue to classify all leases using the same classification principle as in AASB 117 and distinguish between two types of leases: operating and finance leases.

3. Changes in significant accounting policies

This note explains the impact of the adoption of AASB 16 *Leases* on the Group's financial statements and also discloses the new accounting policies that have been applied from 1 January 2019.

For transition, as permitted by AASB 16, the Group applied the modified retrospective approach to existing operating leases which will be capitalised under the new standard (i.e. retrospectively with the cumulative effect recognised at the date of initial application as an adjustment to the opening balance of retained earnings with no restatement of comparative information in the financial statement).

The Group mainly acts as a lessor, the impact of AASB 16 adoption has been determined to be insignificant to the financial statements and no adjustments have been made to opening balance of retained earnings.

Right-of-use assets and lease liabilities continue to be recognised as finance leases. Right-of-use assets and lease liabilities have not been recognised for previous operating leases as the amounts are not material as demonstrated by operating leases commitments being only \$323,000 at 31 December 2018.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

4. REVENUE AND EXPENSES

The Group's revenue disaggregated by pattern of revenue recognition is as follows:

	CONSOLIDATED	
	2019	2018
	\$'000	\$'000
Types of revenue		
Property and construction revenue		
Sales of inventories	68,792	153,976
Sales of development properties	318,421	286,517
	<u>387,213</u>	<u>440,493</u>
Timing of recognition		
Performance obligation satisfied at a point in time	68,792	153,976
Performance obligation satisfied over time	318,421	286,517
	<u>387,213</u>	<u>440,493</u>

The transaction price allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) as at reporting date are as follows:

	CONSOLIDATED	
	2019	2018
	\$'000	\$'000
Sale of development properties under construction	<u>307,627</u>	<u>539,938</u>

The remaining performance obligation are expected to be recognised within 1-5 years which are in accordance with the agreed time frames stated in the sale and purchase agreement signed with purchasers.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

Profit before income tax expense includes the following revenues and expenses whose disclosure is relevant in explaining the performance of the entity:

	CONSOLIDATED	
	2019	2018
	\$'000	\$'000
(i) Other revenue		
Rental revenue	67,184	52,876
Parking fee revenue	13,609	11,930
Management fee received	1,765	2,459
Hotel operations revenue	33,958	32,291
Dividends received from investments – other corporations	143	262
Other services	15,791	7,804
	<u>132,450</u>	<u>107,622</u>
(ii) Other income		
Gain on disposal of property, plant and equipment	12	18
Loss on disposal of investment properties	-	(192)
Gain on disposal of equity investments	211	-
Fair value adjustment on investment properties	12,446	11,387
	<u>12,669</u>	<u>11,213</u>
(iii) Cost of sales		
Development expenses	<u>243,261</u>	<u>270,250</u>
(iv) General and administrative expenses		
Depreciation and amortisation	7,733	7,208
Employee benefit expenses	26,829	27,445
Property, plant and equipment written off	77	72
Property maintenance expenses	32,297	31,352
Marketing expenses	2,891	3,163
Professional expenses	2,540	1,772
Loss on derecognition of a subsidiary company	2,449	-
Other expenses	25,527	21,991
	<u>100,343</u>	<u>93,003</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

5. DIVIDENDS PAID AND DECLARED

	CONSOLIDATED	
	2019	2018
	\$'000	\$'000
(a) Dividends paid during the year		
<i>Prior year final dividend (paid on 10 June 2019)</i>		
Final unfranked dividend paid at 2.0 cents (2017: 2.5 cents) per share	28,551	34,178
<i>Current year interim dividend (paid on 6 November 2019)</i>		
Interim unfranked dividend paid at 0.5 cents (2018: 0.5 cents) per share	7,353	7,085
	<u>35,904</u>	<u>41,263</u>
(b) Dividends proposed and not recognised as a liability		
<i>Current year final dividend (expected to be paid on 9 June 2020)</i>		
Final unfranked dividend proposed at 2.0 cents (2018: 2.0 cents) per share	<u>29,603</u>	<u>28,551</u>

6. SHARE CAPITAL

	2019		2018	
	Number of shares	\$'000	Number of shares	\$'000
Amounts in thousand shares				
Shares issued and fully paid:				
• Beginning of the year	1,427,531,912	222,910	1,367,123,309	183,245
• Share issued under dividend re-investments plan	52,600,415	34,565	60,408,603	39,665
Shares issued and fully paid	<u>1,480,132,327</u>	<u>257,475</u>	<u>1,427,531,912</u>	<u>222,910</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

7. CONTINGENT LIABILITIES

The contingent liabilities of the Company as at the end of the reporting date are as follows:

	As at 31 December 2019 \$'000
(a) Corporate guarantees given to banks to secure banking facilities granted to subsidiary companies	13,324

8. EVENTS AFTER THE REPORTING DATE

On 26 February 2020, the directors of United Overseas Australia Ltd proposed a final dividend of 2.0 cents per ordinary shares in respect of the financial year ending 31 December 2019. This dividend has not been provided for in the 31 December 2019 financial statements.

There have been no other material events subsequent to reporting date which will impact on the state of affairs of the consolidated entity in future reporting periods.

9. ADDITIONAL INFORMATION

For the purposes of the Statement of cash flows, cash and cash equivalents comprise the following at 31 December:

	CONSOLIDATED	
	2019 \$'000	2018 \$'000
Cash at bank and in hand	202,262	118,910
Short term investments	111,589	75,205
Short term bank deposits	93,443	128,443
	407,294	322,558

10. NET TANGIBLE ASSETS

	2019	2018
Net tangible asset backing per ordinary security	106 cents	102 cents

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

11. OPERATING SEGMENTS

Segment revenue	Investment	Land development and resale		Others		Elimination		Consolidated	
	2019 \$'000	2018 \$'000	2019 \$'000	2018 \$'000	2019 \$'000	2018 \$'000	2019 \$'000	2018 \$'000	2019 \$'000
Sales to customers outside the group	-	-	387,213	440,493	-	-	387,213	440,493	
Other revenues from customers out side the group	92,911	76,050	32,967	25,036	19,241	17,749	145,119	118,835	
Inter segment revenue	209,985	247,118	262,201	262,372	2,898	2,906	(475,084)	(512,396)	
Total revenue	302,896	323,168	682,381	727,901	22,139	20,655	532,332	559,328	
Finance income	3,818	4,170	7,683	4,308	1,408	309	12,909	8,787	
Finance costs	(4,275)	(5,596)	(1,487)	(2,364)	(2)	(2)	(5,764)	(7,962)	
Depreciation and amortisation	(4,120)	(3,728)	(3,099)	(3,223)	(514)	(257)	(7,733)	(7,208)	
Write off of assets	(74)	(12)	(3)	(48)	-	(12)	(77)	(72)	
(Decrease)/increase in fair value of investment properties	23,409	12,093	(10,963)	(706)	-	-	12,446	11,387	
Other non-cash expenses	(329)	2,686	(932)	(3,500)	-	-	(1,261)	(814)	
Income tax expense	(12,089)	8,732	(41,259)	(43,853)	(1,249)	(727)	(54,597)	(35,848)	
Segment net operating profit after tax	20,957	31,273	107,544	121,008	11,291	7,938	139,792	160,219	

Reconciliation of segment net operating profit after tax to profit after tax as presented in its financial statements as follows:

Segment net operating profit after tax	139,792	160,219
Gain on disposal of property, plant and equipment	12	18
Gain on disposal of equity investments	211	-
Result from equity accounted investments	14	(17)
Total net profit after tax per profit or loss	140,029	160,220

The consolidated entity operates predominantly in two businesses; investment and land development and resale, and within three geographical segments; Australia, Malaysia and Vietnam. The Australian and Vietnam operations predominantly relate to the investment segment, with the remainder of the segments being related to the Malaysian operations.

The land development and resale business is predominantly focused on residential and commercial developments in Malaysia, whilst the investment business is made up of both property and share portfolios in Malaysian assets.

Inter segment pricing is based on normal terms and conditions.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

11. OPERATING SEGMENTS (CONT'D)

	Investment	Land development and resale		Others		Elimination		Consolidated	
	2019	2018	2019	2018	2019	2018	2019	2018	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Segment assets	1,125,060	1,035,643	1,474,845	1,477,645	42,670	29,693	-	2,642,575	2,542,981
Reconciliation of segment operating assets to total assets									
Segment operating assets								2,642,575	2,542,981
Goodwill								133	133
Equity investments								7,721	2,997
Deferred tax assets								20,363	15,911
Current tax assets								24,370	21,474
Total assets as per the statement of financial position								2,695,162	2,583,496
Investment in associates	260	242	-	-	-	-	-	260	242
Capital expenditure	85,673	44,043	10,753	22,234	2,125	2,231	-	98,551	68,508
Segment liabilities	150,410	137,833	164,935	215,634	4,761	8,123	-	320,106	361,590
Reconciliation of segment operating liabilities to total liabilities									
Segment operating liabilities								320,106	361,590
Deferred tax liabilities								37,108	33,487
Current tax liabilities								13,451	6,915
Total liabilities per the statement of financial position								370,665	401,992

The consolidated entity operates predominantly in two businesses; investment and land development and resale, and within three geographical segments; Australia, Malaysia and Vietnam. The Australian and Vietnam operations predominantly relate to the investment segment, with the remainder of the segments being related to the Malaysian operations.

The land development and resale business is predominantly focused on residential and commercial developments in Malaysia, whilst the investment business is made up of both property and share portfolios in Malaysian assets.

Inter segment pricing is based on normal terms and conditions.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

12. DIVIDENDS

Date the dividend (distribution) is payable

09 June 2020

⁺Record date to determine entitlements to the dividend (distribution) (i.e., on the basis of proper instruments of transfer received by 5.00 pm if ⁺securities are not ⁺CHESS approved, or security holding balances established by 5.00pm or such later time permitted by SCH Business Rules if ⁺securities are ⁺CHESS approved)

20 May 2020

Amount per security

		Amount per security	Franked amount per security at % tax	Amount per security of foreign source dividend
Final dividend:	Current year	2.0¢	Nil	2.0¢
	Previous year	2.0¢	Nil	2.0¢
Interim dividend:	Current year	0.5¢	Nil	0.5¢
	Previous year	0.5¢	Nil	0.5¢

Total dividend (distribution) per security (interim *plus* final)

⁺Ordinary securities

Current year	Previous year
2.5¢	2.5¢

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

Issued and quoted securities at end of current period

Category of securities	Total number	Number quoted	Issue price per security (cents)	Amount paid up (per cents)
Preference securities <i>(description)</i>	N/A			
Changes during current period				
(a) Increases through issues				
(b) Decreases through returns of capital, buybacks, redemptions				
+Ordinary securities	1,427,531,912	1,427,531,912		
Changes during current period				
(a) Increases through issues	52,600,415	-		
(b) Decreases through returns of capital, buybacks	-	-		
+Convertible debt securities <i>(description and conversion factor)</i>	N/A			
Changes during current period				
(a) Increases through issues				
(b) Decreases through securities matured, converted				
Options <i>(description and conversion factor)</i>	N/A		Exercise Price	Expiry date (if any)
Issued during current period				
Exercised during current period				
Expired during current period				
Debentures <i>(description)</i>	N/A			
Changes during current period				
(a) Increases through issues				
(b) Decreases through securities matured, converted				

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

13. COMMENTS BY DIRECTORS

NIL

14. DETAILS OF ASSOCIATES AND JOINT VENTURE ENTITIES

Name of entities	Percentage of holding %		Profit contribution \$'000	
	2019	2018	2019	2018
Advanced Informatics & Management Centre Sdn Bhd	30	30	Not material	Not material
Asli Security Services Sdn Bhd	30	30	Not material	Not material
Dats Management Sdn Bhd	49	-	Not material	Not applicable

15. CONTROL GAINED OVER ENTITIES

Not Applicable

16. LOSS OF CONTROL OVER ENTITIES

During the year, Dats Management Sdn Bhd allotted 51 shares to two individuals, as result, Dats Management Sdn Bhd is now an associate to the group.

17. AUDIT

The accounts are in the process of being audited and the directors are not aware of any material factors which may affect the result.



A C Winduss
Director

Perth, Western Australia
27 February 2020