

UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
FOURTH QUARTER ENDED 31 DECEMBER 2024





INTERIM FINANCIAL REPORT

FOURTH QUARTER ENDED 31 DECEMBER 2024

UOA DEVELOPMENT BHD

200401015520 (654023-V)

(Incorporated in Malaysia)

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(Cover) A community-centred haven of modern living, Bamboo Hills Residences embodies the spirit of a coveted location amidst a sanctuary of curated conveniences. More than just a place to live, this Transit-Oriented Development (TOD) offers a tranquil lifestyle just minutes from central Kuala Lumpur.

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UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024

	As At 31 December 2024 RM'000 (Unaudited)	As At 31 December 2023 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	Note 1 380,276	374,415
Investment properties	1,784,487	1,652,152
Inventories	460,378	433,614
Equity investments	76,781	87,205
Deferred tax assets	40,239	33,998
	<u>2,742,161</u>	<u>2,581,384</u>
Current assets		
Inventories	1,425,677	1,403,518
Contract assets	231,918	65,777
Trade and other receivables	118,240	112,232
Amount owing by holding company	-	5
Amount owing by related companies	-	699
Current tax assets	70,486	71,338
Short term investments	1,333,113	1,443,665
Fixed deposits with licensed banks	233,380	206,106
Cash and bank balances	233,682	196,350
	<u>3,646,496</u>	<u>3,499,690</u>
TOTAL ASSETS	<u>6,388,657</u>	<u>6,081,074</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	3,296,830	3,071,432
Merger reserve	2,252	2,252
Fair value reserve	(2,937)	7,487
Retained earnings	2,367,852	2,334,044
Less : Treasury shares	(2,119)	(2,119)
Equity attributable to owners of the Company	<u>5,661,878</u>	<u>5,413,096</u>
Non-controlling interests	173,214	176,115
Total equity	<u>5,835,092</u>	<u>5,589,211</u>
Non-current liabilities		
Amount owing to non-controlling shareholders of subsidiary companies	1,911	1,761
Lease liabilities	812	276
Long term borrowings	119	166
Deferred tax liabilities	60,543	50,613
	<u>63,385</u>	<u>52,816</u>
Current liabilities		
Contract liabilities	12,225	-
Trade and other payables	427,253	386,823
Amount owing to holding company	-	194
Amount owing to related companies	-	326
Amount owing to non-controlling shareholders of subsidiary company	39,500	45,784
Lease liabilities	253	155
Short term borrowings	48	46
Current tax liabilities	10,901	5,719
	<u>490,180</u>	<u>439,047</u>
TOTAL LIABILITIES	<u>553,565</u>	<u>491,863</u>
TOTAL EQUITY AND LIABILITIES	<u>6,388,657</u>	<u>6,081,074</u>
Net Asset Per Share (RM)	<u>2.16</u>	<u>2.17</u>
Based on number of shares net of treasury shares	<u>2,623,790,100</u>	<u>2,490,418,500</u>

Note 1 : Included in the net carrying amount of property, plant and equipment are right-of-use assets of RM186,370,000 (2023: RM190,483,000).

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

	Individual Quarter Ended		Cumulative Quarter Ended	
	31 December 2024 RM'000 (Unaudited)	31 December 2023 RM'000 (Unaudited)	31 December 2024 RM'000 (Unaudited)	31 December 2023 RM'000 (Audited)
Revenue	234,862	109,012	545,698	399,392
Cost of sales	(147,070)	(55,504)	(350,484)	(225,724)
Gross profit	87,792	53,508	195,214	173,668
Fair value adjustment on investment properties	44,235	39,359	44,235	39,359
Other income	98,909	93,173	383,102	354,279
(Impairment losses)/reversal of impairment losses				
on financial assets	(578)	(267)	668	5,389
Reversal of impairment losses	1,890	21,629	1,525	21,629
on non-financial assets				
Reversal of/(inventories written down)	12	(2,523)	896	(2,523)
Administrative and general expenses	(49,145)	(52,361)	(187,962)	(192,414)
Other expenses	(21,632)	(17,757)	(91,618)	(76,124)
Finance income	12,581	11,234	47,657	45,266
Finance costs	(35)	(30)	(210)	(131)
Profit before tax	174,029	145,965	393,507	368,398
Tax expense	(43,738)	(26,828)	(98,767)	(81,992)
Profit for the financial year	130,291	119,137	294,740	286,406
Other comprehensive income, net of tax				
<i>Items that will not be reclassified to profit or loss</i>				
Fair value (loss)/gain on remeasuring of financial assets	(1,604)	2,557	(10,424)	1,363
Total comprehensive income for the financial year	128,687	121,694	284,316	287,769
Profit attributable to:				
Owners of the Company	128,207	118,720	287,303	279,551
Non-controlling interests	2,084	417	7,437	6,855
	130,291	119,137	294,740	286,406
Total comprehensive income attributable to:				
Owners of the Company	126,603	121,277	276,879	280,914
Non-controlling interests	2,084	417	7,437	6,855
	128,687	121,694	284,316	287,769
Earnings per share (Sen)				
- Basic earnings per share	4.89	4.77	11.27	11.47
- 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 financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

	Attributable to Owners of the Company					
	Share Capital RM'000	Merger Reserve RM'000	Non-distributable Fair Value Reserve RM'000	Retained earnings RM'000	Treasury shares RM'000	Total RM'000
						Non-controlling interest RM'000
						Total Equity RM'000
Balance at 1 January 2024	3,071,432	2,252	7,487	2,334,044	(2,119)	5,413,096
Dividend to shareholders of the Company	225,398	-	-	(249,042)	-	(23,644)
Total comprehensive income for the financial year	-	-	(10,424)	287,303	-	276,879
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	(14,728)
Acquisition of shares in a new subsidiary company	-	-	-	-	-	(213)
Acquisition of additional shares in a subsidiary company	-	-	-	(4,453)	-	(4,453)
Balance at 31 December 2024	3,296,830	2,252	(2,937)	2,367,852	(2,119)	5,661,878
Balance at 1 January 2023	2,953,770	2,252	6,124	2,781,398	(2,119)	5,741,425
Dividend to shareholders of the Company	117,662	-	-	(726,905)	-	(609,243)
Total comprehensive income for the financial year	-	-	1,363	279,551	-	280,914
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	(4,992)
Acquisition of shares in a new subsidiary company	-	-	-	-	-	(1,397)
Acquisition of additional shares in an existing subsidiary company	-	-	-	-	-	5
Balance at 31 December 2023	3,071,432	2,252	7,487	2,334,044	(2,119)	5,413,096
						176,115
						5,589,211

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

	Current Year To Date 31 December 2024 RM'000 (Unaudited)	Preceding Year To Date 31 December 2023 RM'000 (Audited)
OPERATING ACTIVITIES		
Profit before tax	393,507	368,398
Adjustments for:		
Non-cash items	(30,170)	(41,358)
Non-operating items	(188)	(3,574)
Dividend income	(5,203)	(5,550)
Net interest income	(47,447)	(45,135)
Operating profit before changes in working capital	310,499	272,781
Changes in working capital:		
Inventories	(77,123)	19,761
Contract assets	(166,141)	(41,276)
Contract liabilities	12,225	-
Receivables	(4,742)	160,424
Payables	36,215	(55,815)
Cash generated from operations	110,933	355,875
Interest received	4,520	8,409
Tax paid	(89,044)	(98,352)
Net cash from operating activities	26,409	265,932
INVESTING ACTIVITIES		
Repayments from/(advances to) holding company	5	(5)
Repayments from/(advances to) related companies	646	(441)
Distribution received from equity investments	4,281	5,243
Dividend received from equity investments	922	307
Proceeds from disposal of investment properties	-	15,040
Proceeds from disposal of property, plant and equipment	670	5,403
Acquisition of shares in new subsidiary company, net of cash	217	183
Additions to investment properties	(58,951)	(9,845)
Purchase of property, plant and equipment	(18,145)	(21,418)
Interest received	42,824	36,857
Net cash (used in)/from investing activities	(27,531)	31,324
FINANCING ACTIVITIES		
(Repayments to)/advances from holding company	(152)	64
(Repayments to)/advances from related companies	(178)	24
Payment of lease liabilities	(196)	(285)
Dividends paid to owners of the Company	(23,644)	(609,243)
Dividends paid to non-controlling shareholders of subsidiary companies	(14,728)	(4,992)
Issue of shares of subsidiaries to non-controlling shareholders	150	5
Repayment of borrowings	(45)	(44)
Fixed deposit pledged to secure bank borrowings	(5)	(4)
Repayment to non-controlling shareholders of subsidiary companies	(6,000)	-
Interest paid	(31)	(34)
Net cash used in financing activities	(44,829)	(614,509)
CASH AND CASH EQUIVALENTS		
Net changes	(45,951)	(317,253)
At beginning of financial year	1,845,952	2,163,205
At end of financial year	1,800,001	1,845,952
Represented by:		
Short term investments	1,333,113	1,443,665
Fixed deposits with licensed banks	233,380	206,106
Cash and bank balances	233,682	196,350
	1,800,175	1,846,121
Fixed deposit pledged	(174)	(169)
	1,800,001	1,845,952

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.

EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 31 DECEMBER 2024**A EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134, INTERIM FINANCIAL REPORTING****A1 BASIS OF PREPARATION**

The interim financial report has been prepared in accordance with MFRS 134, Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. These financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial reports should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2023 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 financial year ended 31 December 2023.

A2 CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted are consistent with those of the audited financial statements of the Group for the financial year ended 31 December 2023. The Group adopted new standards/amendments/improvements to MFRS which are mandatory for the financial periods beginning on or after 1 January 2024.

The initial application of the new standards/amendments/improvements to the standards did not have any material impacts to the financial statements of the Group.

A3 QUALIFIED AUDIT REPORT

The auditors' report of the financial statements of the Company for the financial year ended 31 December 2023 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) Share buyback by the Company

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

(b) As at 31 December 2024, 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 2,624,923,900 ordinary shares.

A8 DIVIDEND PAID

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

	Year To Date	
	31 December 2024	31 December 2023
	RM'000	RM'000
Dividend in respect of financial year ended 31 December 2023:		
- Final single tier dividend of 10 sen per share	249,042	-
Dividend in respect of financial year ended 31 December 2023:		
- First interim single tier dividend of 20 sen per share	-	486,160
Dividend in respect of financial year ended 31 December 2022:		
- First and final single tier dividend of 10 sen per share	-	240,745

A9 EFFECT OF CHANGES IN THE COMPOSITION OF THE GROUP

There were 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 SEGMENT INFORMATION

	Property development RM'000	Construction RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
<u>Cumulative quarter ended 31 December 2024</u>					
Revenue					
External revenue	545,645	53	-	-	545,698
Inter-segment revenue	27,184	451,011	-	(478,195)	-
Total revenue	572,829	451,064	-	(478,195)	545,698
Results					
Segment results	289,645	50,480	53,382	-	393,507
Tax expense					(98,767)
Profit for the financial year					294,740
Segment assets	3,829,436	181,361	2,190,354	-	6,201,151

	Property development RM'000	Construction RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Cumulative quarter ended 31 December 2023					
Revenue					
External revenue	397,883	1,509	-	-	399,392
Inter-segment revenue	-	244,654	-	(244,654)	-
Total revenue	397,883	246,163	-	(244,654)	399,392
Results					
Segment results	276,308	34,589	57,501	-	368,398
Tax expense					(81,992)
Profit for the financial year					286,406
Segment assets	3,698,931	123,454	2,066,148	-	5,888,533

A12 CONTINGENT LIABILITIES OR CONTINGENT ASSETS

There were no contingent liabilities or contingent assets of the Company as at the date of this announcement.

A13 RELATED PARTY TRANSACTIONS

During the interim period, the Group did not enter into any related party transactions or recurrent related party transactions of a revenue or trading nature that had not been included or exceeded by 10% of the estimated value which had been mandated by the shareholders at the Annual General Meeting held on 28 May 2024.

A14 CAPITAL COMMITMENTS

The Group has the following capital commitments:

	As at 31 December 2024 RM'000
Approved and contracted for	
- Purchase of plant and equipment	2,050
- Purchase of investment property	391,521
	393,571

There were no material capital commitments for the Group at the date of this announcement.

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

	Individual quarter ended		Increase/ (Decrease)
	31 December 2024	31 December 2023	
	RM'000	RM'000	%
Revenue	234,862	109,012	115.4%
Gross profit	87,792	53,508	64.1%
Profit before tax	174,029	145,965	19.2%
Profit after tax	130,291	119,137	9.4%
Profit attributable to owners of the Company	128,207	118,720	8.0%

The Group's revenue for the quarter ended 31 December 2024 was at RM234.9 million compared to RM109.0 million in the same quarter of the preceding year. The profit after tax after non-controlling interests for the quarter under review was at RM128.2 million compared to RM118.7 million in the same quarter of the preceding year. Total expenditure for the quarter under review of RM69.5 million comprises mainly administrative and general expenses of RM49.1 million.

The Group's revenue 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 Bamboo Hills Residences, Laurel Residence, Aster Hill and medical centre in Bangsar South.

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

	Current quarter ended 31 December 2024	Immediate Preceding quarter ended 30 September 2024	Increase/ (Decrease)
	RM'000	RM'000	%
Revenue	234,862	141,366	66.1%
Profit before tax	174,029	81,275	114.1%

The Group's profit before tax was at RM174.0 million for the current quarter ended 31 December 2024 compared to RM81.3 million in the immediate preceding quarter. The higher revenue and profit in the quarter under review were mainly due to higher progressive recognition from the Group's on-going development projects.

B3 PROSPECTS

The total new property sales for the period ended 31 December 2024 was approximately RM1.0 billion. The property sales were mainly derived from Bamboo Hills Residences, Aster Hill, Duo Tower and Laurel Residence.

The total unbilled sales as at 31 December 2024 amounted to approximately RM837.4 million.

The Group will continue to explore strategic development lands that meets the objectives 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 December 2024 RM'000	31 December 2023 RM'000	31 December 2024 RM'000	31 December 2023 RM'000
In respect of current period				
- income tax	31,983	16,041	80,922	58,970
- deferred tax	11,760	9,384	4,714	5,509
In respect of prior period				
- income tax	(113)	1,218	14,156	17,328
- deferred tax	108	185	(1,025)	185
Tax expense for the year	43,738	26,828	98,767	81,992

The Group's effective tax rate for the current quarter and year to date was lower than statutory tax rate of 24% mainly due to certain income not subject to tax. The Group's effective tax rate for corresponding quarter and year to date for the preceding year lower than statutory tax rate of 24% mainly due to certain income not subject to tax.

B6 STATUS OF CORPORATE PROPOSAL

There were no 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 December 2024 Secured RM'000	As at 31 December 2023 Secured RM'000
<u>Current</u>		
Secured		
- Term loan	48	46
<u>Non-current</u>		
Secured		
- Term loan	119	166
	167	212

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 MATERIAL LITIGATION

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

B11 DIVIDENDS

(i) Proposed final dividend

The Board of Directors have proposed a final single-tier dividend in respect of the current financial year ended 31 December 2024 of 10 sen per share based on 2,623,790,100 ordinary shares (net of treasury shares at the date of this report), amounting to a net dividend payable of RM262,379,010 (31 December 2023: final dividend of 10 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 2024 is as follows:

- (a) First interim single-tier dividend of NIL (2023: 20 sen) per ordinary share was declared on 18 July 2023 and paid on 9 August 2023.
- (b) Proposed single-tier final dividend of 10 sen (2023: 10 sen) per ordinary share, subject to shareholders' approval.

B12 PROFIT BEFORE TAX

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

	Current Quarter		Year To Date	
	31 December 2024	31 December 2023	31 December 2024	31 December 2023
	RM'000	RM'000	RM'000	RM'000
Interest income	(12,581)	(11,234)	(47,657)	(45,266)
Other income including investment income	(91,675)	(83,179)	(227,198)	(205,101)
Interest expense	35	30	210	131
Depreciation and amortisation	4,794	4,901	17,489	17,624
Reversal of impairment loss on receivables	578	267	(668)	(5,389)
Reversal of provision for and write off of inventories	(12)	2,523	(896)	2,523
(Gain)/loss on disposal				
- Quoted/unquoted investments	-	-	-	-
- Property, plant and equipment	2	130	(653)	(2,974)
Impairment of assets	(1,990)	(23,083)	(1,990)	(23,083)
Foreign exchange loss/(gain)	724	(949)	3,222	(1,050)
(Gain)/Loss on derivatives	-	-	-	-
Exceptional items	-	-	-	-

B13 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 December 2024	31 December 2023	31 December 2024	31 December 2023
Profit attributable to owners of the Company (RM’000)	128,207	118,720	287,303	279,551
Weighted average number of ordinary shares	2,623,790,100	2,490,418,500	2,549,087,428	2,436,945,410
Basic EPS (Sen)	4.89	4.77	11.27	11.47

- (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

24 FEBRUARY 2025