



UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
THIRD QUARTER ENDED 30 SEPTEMBER 2023





INTERIM FINANCIAL REPORT

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UOA DEVELOPMENT BHD

200401015520 (654023-V)

(Incorporated in Malaysia)

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(Cover) Designed with urban lifestyles in mind, Aster Hill is a freehold high-rise residential development in the thriving suburb of Sri Petaling that comprises a collection of practical and comfortable living spaces with a community-oriented mix of amenities.



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UOA DEVELOPMENT BHD 200401015520 (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2023

	As At 30 September 2023 RM'000 (Unaudited)	As At 31 December 2022 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	Note 1 348,626	359,510
Investment properties	1,631,498	1,624,119
Inventories	417,208	421,947
Equity investments	84,648	85,842
Deferred tax assets	39,234	34,962
	<u>2,521,214</u>	<u>2,526,380</u>
Current assets		
Inventories	1,355,745	1,421,655
Contract assets	67,437	24,501
Trade and other receivables	159,375	269,503
Amount owing by related companies	549	205
Current tax assets	47,325	47,973
Short term investments	1,386,617	1,315,904
Fixed deposits with licensed banks	209,110	232,070
Cash and bank balances	212,071	615,396
	<u>3,438,229</u>	<u>3,927,207</u>
TOTAL ASSETS	<u>5,959,443</u>	<u>6,453,587</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	3,071,432	2,953,770
Merger reserve	2,252	2,252
Fair value reserve	4,930	6,124
Retained earnings	2,215,324	2,781,398
Less : Treasury shares	(2,119)	(2,119)
Equity attributable to owners of the Company	5,291,819	5,741,425
Non-controlling interests	175,699	175,644
Total equity	<u>5,467,518</u>	<u>5,917,069</u>
Non-current liabilities		
Amount owing to non-controlling shareholders of subsidiary companies	2,022	1,948
Lease liabilities	307	431
Long term borrowings	178	212
Deferred tax liabilities	46,280	45,883
	<u>48,787</u>	<u>48,474</u>
Current liabilities		
Trade and other payables	386,473	436,946
Amount owing to holding company	1,133	308
Amount owing to related companies	323	436
Amount owing to non-controlling shareholders of subsidiary company	45,500	45,500
Lease liabilities	180	285
Short term borrowings	45	44
Current tax liabilities	9,484	4,525
	<u>443,138</u>	<u>488,044</u>
TOTAL LIABILITIES	<u>491,925</u>	<u>536,518</u>
TOTAL EQUITY AND LIABILITIES	<u>5,959,443</u>	<u>6,453,587</u>
Net Asset Per Share (RM)	<u>2.12</u>	<u>2.38</u>
Based on number of shares net of treasury shares	<u>2,490,418,500</u>	<u>2,407,449,400</u>

Note 1 : Included in the net carrying amount of property, plant and equipment are right-of-use assets of RM200,641,000 (2022: RM204,607,000).

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 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 PERIOD ENDED 30 SEPTEMBER 2023

	Individual Quarter Ended		Cumulative Quarter Ended	
	30 September 2023 RM'000 (Unaudited)	30 September 2022 RM'000 (Unaudited)	30 September 2023 RM'000 (Unaudited)	30 September 2022 RM'000 (Audited)
Revenue	107,048	163,441	290,380	339,131
Cost of sales	(66,541)	(71,514)	(170,220)	(174,465)
Gross profit	40,507	91,927	120,160	164,666
Other income	100,110	68,911	261,106	173,362
Reversal of impairment losses on financial assets	3,842	1,798	5,656	3,348
Administrative and general expenses	(51,957)	(40,533)	(140,053)	(108,051)
Other expenses	(19,788)	(16,667)	(58,367)	(40,100)
Finance income	13,305	7,250	34,032	20,274
Finance costs	(31)	(37)	(101)	(111)
Profit before tax	85,988	112,649	222,433	213,388
Tax expense	(31,177)	(14,972)	(55,164)	(41,582)
Profit for the financial year	54,811	97,677	167,269	171,806
Other comprehensive income, net of tax				
Items that will not be reclassified to profit or loss				
Fair value loss on remeasuring of financial assets	(68)	(5,613)	(1,194)	(7,904)
Total comprehensive income for the financial year	54,743	92,064	166,075	163,902
Profit attributable to:				
Owners of the Company	50,860	96,193	160,831	166,882
Non-controlling interests	3,951	1,484	6,438	4,924
	54,811	97,677	167,269	171,806
Total comprehensive income attributable to:				
Owners of the Company	50,792	90,580	159,637	158,978
Non-controlling interests	3,951	1,484	6,438	4,924
	54,743	92,064	166,075	163,902
Earnings per share (Sen)				
- Basic earnings per share	2.08	4.03	6.65	7.11
- 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 2022 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 PERIOD ENDED 30 SEPTEMBER 2023

	Attributable to Owners of the Company						
	Share Capital RM'000	Non-distributable Merger Reserve RM'000	Fair Value Reserve RM'000	Retained earnings RM'000	Treasury shares RM'000	Total RM'000	Non- controlling interest RM'000
Balance at 1 January 2023	2,953,770	2,252	6,124	2,781,398	(2,119)	5,741,425	175,644
Dividend to shareholders of the Company	117,662	-	-	(726,905)	-	(609,243)	-
Total comprehensive income for the financial year	-	-	(1,194)	160,831	-	159,637	6,438
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	(4,992)
Acquisition of shares in a new subsidiary company	-	-	-	-	-	-	(1,391)
Balance at 30 September 2023	3,071,432	2,252	4,930	2,215,324	(2,119)	5,291,819	175,699
Balance at 1 January 2022	2,821,766	2,252	13,224	2,793,867	(2,119)	5,628,990	175,804
Dividend to shareholders of the Company	132,004	-	-	(232,647)	-	(100,643)	-
Total comprehensive income for the financial year	-	-	(7,904)	166,882	-	158,978	4,924
Dividend paid to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	(2,996)
Dilution of stake in an existing subsidiary company	-	-	-	241	-	241	13
Balance at 30 September 2022	2,953,770	2,252	5,320	2,728,343	(2,119)	5,687,566	177,745
							5,865,311

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 2022 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 PERIOD ENDED 30 SEPTEMBER 2023

	Current Year To Date 30 September 2023 RM'000 (Unaudited)	Preceding Year To Date 30 September 2022 RM'000 (Audited)
OPERATING ACTIVITIES		
Profit before tax	222,433	213,388
Adjustments for:		
Non-cash items	7,934	12,796
Non-operating items	(3,704)	335
Dividend income	(5,550)	(5,715)
Net interest income	(33,931)	(20,163)
Operating profit before changes in working capital	187,182	200,641
Changes in working capital:		
Inventories	70,764	38,654
Contract assets	(42,936)	80,572
Receivables	118,684	126,256
Payables	(54,983)	(53,728)
Cash generated from operations	278,711	392,395
Interest received	7,311	8,909
Tax paid	(53,315)	(34,331)
Net cash from operating activities	232,707	366,973
INVESTING ACTIVITIES		
Repayments from holding company	-	2
Repayments from related companies	9	164
Distribution income from equity investments	5,243	5,459
Dividend income from equity investments	307	256
Proceeds from disposal of investment properties	15,040	-
Proceeds from disposal of property, plant and equipment	3,230	235
Acquisition of shares in new subsidiary company, net of cash	184	-
Additions to investment properties	(21,819)	(22,370)
Reversal/(purchase) of property, plant and equipment	(2,517)	(9,859)
Interest income	26,721	11,009
Net cash from/(used in) investing activities	26,398	(15,104)
FINANCING ACTIVITIES		
Advances from/(repayments to) holding company	385	(21)
(Repayments to)/advances from related companies	(543)	107
Payment of lease liabilities	(229)	(505)
Dividends paid to owners of the Company	(609,243)	(100,643)
Dividends paid to non-controlling shareholders of subsidiary companies	(4,992)	(2,996)
Issue of shares of subsidiaries to non-controlling shareholders	5	254
Repayment of borrowings	(33)	(32)
Fixed deposit pledged to secure bank borrowings	(4)	-
Advances from non-controlling shareholders of subsidiary companies	-	102
Interest paid	(27)	(44)
Net cash used in financing activities	(614,681)	(103,778)
CASH AND CASH EQUIVALENTS		
Net changes	(355,576)	248,091
At beginning of financial year	2,163,205	1,794,137
At end of financial year	1,807,629	2,042,228
Represented by:		
Short term investments	1,386,617	1,298,781
Fixed deposits with licensed banks	209,110	240,568
Cash and bank balances	212,071	503,041
	1,807,798	2,042,390
Fixed deposit pledged	(169)	(162)
	1,807,629	2,042,228

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial report.

EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2023

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 2022 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 2022.

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 2022. The Group adopted new standards/amendments/improvements to MFRS which are mandatory for the financial periods beginning on or after 1 January 2023.

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 2022 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 RM2,953,770,369 to RM3,071,432,358 by the issuance of 23,349,400 and 59,619,700 new ordinary shares in the Company at an issue price of RM1.49 and RM1.39 per share respectively 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 2023, 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 2,491,552,300 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 2023	30 September 2022
	RM'000	RM'000
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	-
Dividend in respect of financial year ended 31 December 2021:		
- First and final single tier dividend of 10 sen per share	-	232,647

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 30 September 2023</u>					
Revenue					
External revenue	289,336	1,044	-	-	290,380
Inter-segment revenue	-	147,019	-	(147,019)	-
Total revenue	289,336	148,063	-	(147,019)	290,380
Results					
Segment results	177,727	24,238	20,468	-	222,433
Tax expense					(55,164)
Profit for the year					167,269
Segment assets	3,776,619	104,795	1,906,822	-	5,788,236

	Property development RM'000	Construction RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
<u>Cumulative quarter ended 30 September 2022</u>					
Revenue					
External revenue	339,131	-	-	-	339,131
Inter-segment revenue	-	154,978	-	(154,978)	-
Total revenue	339,131	154,978	-	(154,978)	339,131
Results					
Segment results	193,261	31,197	(11,070)	-	213,388
Tax expense					(41,582)
Profit for the year					171,806
Segment assets	4,092,491	179,649	1,984,759	-	6,256,899

A12 CONTINGENT LIABILITIES OR CONTINGENT ASSETS

On 31st December 2018, Windsor Triumph Sdn Bhd, a wholly owned subsidiary of the Company was issued a Notice of Additional Assessment for the Year of Assessment 2013 by Lembaga Hasil Dalam Negeri (LHDN"). The additional assessment arose from an adjustment by LHDN on the market value of properties withdrawn from inventory. On 1st August 2023, a Settlement Agreement was entered into between Windsor Triumph Sdn Bhd and LHDN. Pursuant to this, an additional tax of RM 4.325 million is expensed to the financial statements.

A13 RELATED PARTY TRANSACTIONS

There were no significant related party transactions as at the date of this announcement.

A14 CAPITAL COMMITMENTS

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)
	30 September 2023	30 September 2022	
	RM'000	RM'000	%
Revenue	107,048	163,441	(34.5%)
Gross profit	40,507	91,927	(55.9%)
Profit before tax	85,988	112,649	(23.7%)
Profit after tax	54,811	97,677	(43.9%)
Profit attributable to owners of the Company	50,860	96,193	(47.1%)

The Group's revenue for the quarter ended 30 September 2023 was at RM107.0 million compared to RM163.4 million in the same quarter of the preceding year. The profit after tax after non-controlling interests for the quarter under review was at RM50.9 million compared to RM96.2 million in the same quarter of the preceding year. Total expenditure for the quarter under review of RM67.9 million comprises mainly administrative and operating expenses of RM48.2 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 Laurel Residence and Aster Hill, and the sales of stocks mainly from The Goodwood Residence and United Point Residence.

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

	Current quarter ended 30 September 2023	Immediate Preceding quarter ended 30 June 2023	Increase/ (Decrease)
	RM'000	RM'000	%
Revenue	107,048	98,097	9.1%
Profit before tax	85,988	79,064	8.8%

The Group's profit before tax of RM86.0 million for the current quarter ended 30 September 2023 was higher than the immediate preceding quarter of RM79.1 million. The higher profit before tax in the quarter under review was mainly due to higher progressive recognition of the Group's on-going development projects and higher income derived from the hospitality division.

B3 PROSPECTS

The total new property sales for the period ended 30 September 2023 was approximately RM461.9 million. The property sales were mainly derived from Aster Hill, The Goodwood Residence, Laurel Residence and United Point Residence.

The total unbilled sales as at 30 September 2023 amounted to approximately RM322.8 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	
	30	30	30	30
	September	September	September	September
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
In respect of current period				
- income tax	15,141	25,843	42,929	50,002
- deferred tax	(1,573)	(1,375)	(3,875)	(31)
In respect of prior period				
- income tax	17,609	(8,408)	16,110	(8,408)
- deferred tax	-	(1,088)	-	19
Tax expense for the period	31,177	14,972	55,164	41,582

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 was lower than statutory tax rate of 24% mainly due to certain income not subjected 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 30 September 2023 Secured RM'000	As at 31 December 2022 Secured RM'000
<u>Current</u>		
Secured		
- Term loan	45	44
<u>Non-current</u>		
Secured		
- Term loan	178	212
	223	256

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

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

B12 PROFIT BEFORE TAX

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

	Current Quarter		Year To Date	
	30	30	30	30
	September	September	September	September
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Interest income	(13,305)	(7,250)	(34,032)	(20,274)
Other income including investment income	(41,804)	(35,699)	(121,922)	(102,925)
Interest expense	31	37	101	111
Depreciation and amortisation	4,502	3,938	12,723	11,676
Impairment loss on receivables	(3,842)	1,550	(5,656)	-
Provision for and write off of inventories	-	-	-	-
(Gain)/loss on disposal				
- Quoted/unquoted investments	-	-	-	-
- Property, plant and equipment	(2,822)	(77)	(3,104)	(199)
Impairment of assets	-	-	-	-
Foreign exchange loss/(gain)	708	(4)	(101)	(640)
(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	
	30	30	30	30
	September	September	September	September
	2023	2022	2023	2022
Profit attributable to owners of the Company (RM'000)	50,860	96,193	160,831	166,882
Weighted average number of ordinary shares	2,441,502,516	2,389,844,205	2,418,925,175	2,347,823,891
Basic EPS (Sen)	2.08	4.03	6.65	7.11

- 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

27 NOVEMBER 2023