

NOTICE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF UOA DEVELOPMENT BHD (“UOA DEVELOPMENT” OR THE “COMPANY”) DATED 18 MAY 2011 (“ELECTRONIC PROSPECTUS”)

(Unless otherwise indicated, specified or defined in this notice, the definitions in the Prospectus shall apply throughout this notice)

Website

The Electronic Prospectus can be viewed or downloaded from Bursa Malaysia Securities Berhad’s (“**Bursa Securities**”) website at www.bursamalaysia.com (“**Website**”).

Availability and Location of Paper/Printed Prospectus

Any applicant in doubt concerning the validity or integrity of the Electronic Prospectus should immediately request a paper/printed copy of the Prospectus directly from Malaysian Issuing House Sdn Bhd. Alternatively, the applicant may obtain a copy of the Prospectus from participating organisations of Bursa Securities, members of the Association of Banks in Malaysia and members of the Malaysian Investment Banking Association.

Prospective investors should note that the Application Forms are not available in electronic format.

Jurisdictional Disclaimer

This distribution of the Electronic Prospectus and the IPO are subject to Malaysian law. The Electronic Prospectus will not be distributed outside of Malaysia. Bursa Securities, the Company, the Promoters, the Selling Shareholders, the Principal Adviser, the Sole Bookrunner, the Managing Underwriter and the Joint Underwriters named in the Electronic Prospectus have not authorised and are not responsible for the distribution of the Electronic Prospectus outside Malaysia. Bursa Securities, the Company, the Promoters, the Selling Shareholders, the Principal Adviser, the Sole Bookrunner, the Managing Underwriter and the Joint Underwriters have not taken any action to permit a public offering of the Shares of UOA Development in any jurisdiction other than Malaysia based on the Electronic Prospectus. Accordingly, the Electronic Prospectus may not be used for the purpose of and does not constitute an offer for purchase or invitation to buy the Shares offered under the IPO in any jurisdiction or in any circumstance in which an offer is not authorised or lawful or to any person to whom it is unlawful to make such offer or invitation. The distribution of the Electronic Prospectus and the sale of the Shares offered under the IPO in certain jurisdictions may be restricted by law. The Company, the Promoters, the Selling Shareholders, the Principal Adviser, the Sole Bookrunner, the Managing Underwriter and the Joint Underwriters require investors to inform themselves of, and to observe, such restrictions.

Close of Application

Applications for the Shares offered under the Retail Offering will close at 5.00 p.m. (Malaysian time) on 25 May 2011 or for such further period or periods as the Directors, the Selling Shareholders, the Managing Underwriter and the Joint Underwriters of UOA Development in their absolute discretion may decide.

The Electronic Prospectus made available on the Website after the closing of the Retail Offering is made available solely for informational and archiving purposes. No securities will be allotted or issued on the basis of the Electronic Prospectus after the closing of the Retail Offering.

Persons Responsible for the Internet Site in which the Electronic Prospectus is Posted

The Electronic Prospectus which is accessible at the Website is owned by Bursa Securities. Users’ access to the website and the use of the contents of the Website and/or any information in whatsoever form arising from the Website shall be conditional upon acceptance of the terms and conditions of use as contained in the Website.

The contents of the Electronic Prospectus as provided by the Company to Bursa Securities are for informational and archiving purposes only and are not intended to provide investment advice of any form or kind, and shall not at any time be relied upon as such.

The Electronic Prospectus may not be transmitted, in whole or in part, into the United States (“U.S.”) and is not an offer of securities for sale in or into the United States, Canada or Japan. Securities may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as such term is defined in Regulation S under the U.S. Securities Act of 1933, as amended) unless they are registered or exempt from registration. There will be no public offer of securities in the United States.