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20 November 2013

Company Announcements Manager
Australian Security Exchange Limited
4th Floor
20 Bridge Street
SYDNEY NSW 2000

Company Announcements Manager
Singapore Stock Exchange
2 Shenton Way
#19 SGX Centre
SINGAPORE 068804

“Transmitted Electronically”

Dear Sirs,

Re: Profit Result – UOA Development Bhd (Bursa Malaysia Securities Berhad, Listed)

Please find attached the Profit Result of UOA Development Bhd (Bursa Malaysia Securities Berhad, Listed) for the period ended 30 September 2013.

Yours faithfully,

ALAN C WINDUSS

Company Secretary

MALAYSIAN OFFICE:

Wisma UOA Bangsar South

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No. 8, Jalan Kerinchi, 59200. KUALA LUMPUR

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UOA DEVELOPMENT

UOA DEVELOPMENT BHD
INTERIM FINANCIAL REPORT
THIRD QUARTER ENDED 30 SEPTEMBER 2013





INTERIM FINANCIAL REPORT

THIRD QUARTER ENDED 30 SEPTEMBER 2013

UOA DEVELOPMENT BHD (654923-V)
(Incorporated in Malaysia)

Wisma UOA Bangsar South
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Bangsar South City
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(Cover) South View Serviced Apartments is a modern residential enclave designed for urban professionals. Located in the vicinity of Bangsar South, it offers exceptionally convenient city living with excellent transportation links.



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UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2013

	As At 30 September 2013 RM'000	As At 31 December 2012 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	69,042	62,026
Investment properties	684,070	407,036
Land held for property development	60,461	184,129
Available-for-sale financial assets	23,043	21,187
Investment in an associate	22,798	19,560
Amount due from associate	3,389	3,267
Deferred tax assets	23,405	20,546
	<u>886,208</u>	<u>717,751</u>
Current assets		
Property development costs	684,546	473,012
Inventories	160,960	378,317
Trade and other receivables	425,634	636,188
Amount owing by holding company	6	-
Amount owing by related company	2	-
Current tax assets	13,063	860
Short term investments	513,863	115,633
Fixed deposits with licensed banks	153,144	126,616
Cash and bank balances	96,263	136,932
	<u>2,047,481</u>	<u>1,867,558</u>
TOTAL ASSETS	<u>2,933,689</u>	<u>2,585,309</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	66,989	63,540
Share premium	965,426	826,283
Merger reserve	2,252	2,252
Fair value reserve	4,949	3,093
Unappropriated profit	1,317,312	1,195,536
Less : Treasury shares	(59)	(18)
Equity attributable to owners of the Company	<u>2,356,869</u>	<u>2,090,686</u>
Non-controlling interests	93,764	58,359
Total equity	<u>2,450,633</u>	<u>2,149,045</u>
Non-current liabilities		
Amounts owing to non-controlling shareholders of subsidiary companies	78,621	73,195
Hire purchase and finance lease liabilities	11,358	8,180
Long term borrowings	36,831	9,638
Deferred tax liabilities	13,056	11,961
	<u>139,866</u>	<u>102,974</u>
Current liabilities		
Trade and other payables	334,992	319,227
Amount owing to holding company	96	-
Amount owing to a related company	114	143
Hire purchase and finance lease liabilities	5,923	3,907
Short term borrowings	2,065	10,013
	<u>343,190</u>	<u>333,290</u>
TOTAL LIABILITIES	<u>483,056</u>	<u>436,264</u>
TOTAL EQUITY AND LIABILITIES	<u>2,933,689</u>	<u>2,585,309</u>
Net Asset Per Share (RM)	<u>1.76</u>	<u>1.65</u>
Based on number of shares net of treasury shares	<u>1,339,751,800</u>	<u>1,270,785,000</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 2012 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 2013

	Individual Quarter Ended		Cumulative Quarter Ended	
	30 September	30 September	30 September	30 September
	2013	2012	2013	2012
	RM'000	RM'000	RM'000	RM'000
Revenue	215,988	282,340	893,451	627,877
Cost of sales	(132,492)	(147,777)	(473,824)	(327,361)
Gross profit	83,496	134,563	419,627	300,516
Fair value adjustment on investment properties	37,162	-	41,387	53,000
Other income	15,564	10,439	48,229	27,513
Administrative and general expenses	(22,658)	(21,654)	(78,245)	(52,369)
Other expenses	(3,893)	(2,877)	(24,315)	(7,987)
Finance costs	(1,417)	(1,077)	(3,797)	(3,133)
Share of results of associate	2,920	(67)	5,540	88
Profit before tax	111,174	119,327	408,426	317,628
Tax expense	(29,208)	(30,902)	(95,377)	(69,777)
Profit for the period	81,966	88,425	313,049	247,851
Other comprehensive income, net of tax				
Fair value adjustment on available-for-sale financial assets				
- Profit on fair value changes	4,949	773	1,856	309
- Transfer to profit or loss upon disposal	-	-	-	-
Total comprehensive income for the period	86,915	89,198	314,905	248,160
Profit attributable to:				
Owners of the Company	76,526	83,914	274,269	229,833
Non-controlling interests	5,440	4,511	38,780	18,018
	81,966	88,425	313,049	247,851
Total comprehensive income attributable to:				
Owners of the Company	81,475	84,687	276,125	230,142
Non-controlling interests	5,440	4,511	38,780	18,018
	86,915	89,198	314,905	248,160
Earnings per share (Sen)				
- Basic earnings per share	5.83	6.78	21.35	18.99
- 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 year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial report.

UOA DEVELOPMENT BHD (654023-V)
(Incorporated in Malaysia)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2013

	Current Year To Date 30 September 2013 RM'000	Preceding Year To Date 30 September 2012 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	408,426	317,628
Adjustments for:		
Non-cash items	(31,370)	(46,784)
Non-operating items	(5,770)	(108)
Dividend income	(1,582)	(1,619)
Net interest expense	(10,681)	(3,021)
Operating profit before changes in working capital	359,023	266,096
Net changes in inventories	189,959	100,353
Net changes in property development	(95,353)	(66,205)
Net changes in receivables	(37,735)	(107,700)
Net changes in payables	15,734	15,400
Cash generated from operations	431,628	207,944
Interest received	2,861	1,268
Tax paid	(109,344)	(60,907)
Net cash generated from operating activities	325,145	148,305
CASH FLOWS FROM INVESTING ACTIVITIES		
Advances to holding company	(6)	-
Advances to related company	(2)	-
Dividend received	1,582	1,619
Proceeds from disposal of investment properties	247,905	15,680
Proceeds from disposal of property, plant and equipment	279	32
Additions to investment properties	(198,542)	(27,377)
Purchase of property, plant and equipment	(5,431)	(4,321)
Purchase of land held for property development	(1,772)	(131,330)
Interest income	10,242	2,735
Net cash generated from/(used in) investing activities	54,255	(142,962)
CASH FLOWS FROM FINANCING ACTIVITIES		
Advances from holding company	96	-
Advances from related company	2	-
Payment of hire purchase and finance lease liabilities	(3,795)	(3,230)
Listing expenses	(210)	(181)
Dividends paid to owners of the Company	(9,691)	(15,426)
Dividends paid to non-controlling shareholders of a subsidiary company	(3,375)	(5,200)
Net drawdown of borrowings	19,245	16,762
Fixed deposit pledged to secure bank borrowings	(343)	(238)
Advances from non-controlling shareholders of subsidiary companies	3,655	14,005
Shares repurchase at cost	(41)	(18)
Interest paid	(1,197)	(673)
Net cash generated from financing activities	4,346	5,801
Net increase in cash and cash equivalents	383,746	11,144
Cash and cash equivalents at beginning of period	378,577	287,081
Cash and cash equivalents at end of period	762,323	298,225
Cash and cash equivalents at end of period comprises:		
Short term investments	513,863	129,787
Fixed deposits with licensed banks	153,144	50,855
Cash and bank balances	96,263	118,184
	763,270	298,826
Fixed deposit pledged to secure bank borrowings	(947)	(601)
	762,323	298,225

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial report.

EXPLANATORY NOTES TO THE INTERIM REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2013

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 2012 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 2012.

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 2012, except for the adoption of the following new/revised FRSs, Amendments to FRSs and Improvement to FRSs that are relevant to its operations:

FRS 10	Consolidated Financial Statements
FRS 11	Joint Arrangements
FRS 12	Disclosure of Interests in Other Entities
FRS 13	Fair Value Measurement
FRS 119	Employee Benefits
FRS 127	Separate Financial Statements
FRS 128	Investment in Associates and Joint Ventures
Amendments to FRS 7	Disclosures-Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 10, FRS 11 and FRS 12	Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance
Amendments to FRS 101	Presentation of Items of Other Comprehensive Income
Improvement to FRSs (2012)	

The adoption of the above new/revised FRSs, Amendments to FRSs and Improvement to FRSs did not have significant impact on the Group.

Malaysian Financial Reporting Standards ("MFRS")

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the MFRS.

The 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 Issues Committee Interpretation 15 Agreements for Construction of Real Estate*, including its parent, significant investor and venture (herein referred to as "Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRS to annual periods beginning on or after 1 January 2015.

The Group falls within the definition of Transitioning Entities and has opted to defer adoption of the new MFRS to 1 January 2015. Accordingly, the Group will be required to prepare its first MFRS financial statements for the year ending 31 December 2015. In presenting its first MFRS financial statements, the Group will quantify the financial effects of the differences between the current FRS and MFRS. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the year ended 31 December 2012 could be different if prepared under the MFRS.

A3 QUALIFIED AUDIT REPORT

The auditors' report of the financial statements of the Company for the financial year ended 31 December 2012 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 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 RM63,539,750 to RM66,989,090 by the issuance of 68,986,800 new ordinary shares of RM0.05 each in the Company at an issue price of RM2.07 per share pursuant to the Dividend Reinvestment Scheme of the Company.

(b) Share buyback by the Company

During the current quarter, 10,000 ordinary shares were bought back from the open market at an average price of RM2.24 per share. The total consideration paid for the repurchase including transaction costs amounting to RM22,447.64 was financed by internally generated funds. The shares repurchased are retained as treasury shares. As at 30 September 2013, the Company has 30,000 ordinary shares held as treasury shares and the issued and paid-up share capital of the Company remained unchanged at 1,339,781,800 ordinary shares of RM0.05 each.

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 2013	30 September 2012
	RM'000	RM'000
Dividend in respect of financial year ended 31 December 2012:		
- First and final single tier dividend of 12 sen per share	152,493	-
Dividend in respect of financial year ended 31 December 2011:		
- First and final single tier dividend of 10 sen per share	-	119,586

A9 EFFECT OF CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in composition of the Group during the quarter under review.

A10 MATERIAL EVENTS SUBSEQUENT TO 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 2013</u>					
Revenue					
External revenue	832,175	82,379	-	(21,103)	893,451
Inter-segment revenue	67,980	347,957	-	(415,937)	-
Total revenue	900,155	430,336	-	(437,040)	893,451
Results					
Segment results	10,624	343,497	48,765	-	402,886
Share of results of associate					5,540
Tax expense					(95,377)
Profit for the period					313,049

	Property development RM'000	Construction RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Cumulative quarter ended 30 September 2012					
Revenue					
External revenue	627,877	-	-	-	627,877
Inter-segment revenue	-	296,490	-	(296,490)	-
Total revenue	627,877	296,490	-	(296,490)	627,877
Results					
Segment results	244,959	25,367	47,214	-	317,540
Share of results of associate					88
Tax expense					(69,777)
Profit for the period					247,851

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 2013 RM'000
Corporate guarantees given to banks to secure banking facilities granted to subsidiary companies	52,368

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 2013 RM'000
Approved and contracted for	
- Purchase of land for development	186,222
- Purchase of plant and equipment	1,002
- Purchase of investment property	284,139
	471,363

B EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKETING LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 REVIEW OF PERFORMANCE

The Group's revenue and profit after tax for the nine months ended 30 September 2013 were at RM893.5 million and RM274.3 million representing an increase of 42% and 19% respectively from the corresponding period in the preceding year. For the quarter under review, the revenue and profit after tax were at RM216.0 million and RM76.5 million respectively. Total expenditure for the quarter under review of RM28 million comprises marketing expenses of RM11 million, property maintenance expenses of RM3.9 million, administrative and operating expenses of RM11.7 million and finance costs of RM1.4 million.

The Group's revenue and profit attributable to the Company were mainly derived from the progressive recognition of the Group's on-going development projects namely One @ Bukit Ceylon Hotel Suites, Desa Green, Le Yuan Residence, Vertical Office Suites and Scenaria @ North Kiara Hills. The disposal of the Group's inventories at Healthcare Centre, Binjai 8 and Kepong Business Park during the quarter under review also contributed to the increase in revenue and profits.

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

The Group's profit attributable to the owners of RM76.5 million for the third quarter ended 30 September 2013 was lower than the immediate preceding quarter of RM78.6 million. The higher profit in the preceding quarter was mainly due to sales of an office tower in The Horizon, Bangsar South.

B3 PROSPECTS

While there were no new launches in the third quarter of 2013, our sales continued to improve, bringing the total new sales for the nine months ended 30 September 2013 to RM1.57 billion. New launches during the year, including Vertical Office Suites, Desa Green and Scenaria @ North Kiara Hills formed substantial proportion of the new sales. Sales of completed properties such as Binjai 8 and The Horizon continued to contribute significantly to the total sales. The total unbilled sales as at 30 September 2013 was at approximately RM1.2 billion.

South View, the project remained to be launched in the fourth quarter of financial year 2013, is expected to receive encouraging response. Barring unforeseen circumstances, the development of the Group's land in Jalan Ipoh and Kepong is expected to commence in the year 2014.

The Group will continue its focus on development in Greater Kuala Lumpur and source for strategic development lands that meet the criteria.

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
	2013	2012	2013	2012
	RM'000	RM'000	RM'000	RM'000
In respect of current period				
- income tax	18,923	32,258	96,540	70,924
- deferred tax	9,680	(1,663)	(1,768)	(4,098)
- deferred Real Property Gain Tax (RPGT)	-	-	-	2,650
In respect of prior period				
- income tax	603	307	603	301
- deferred tax	2	-	2	-
Tax expense for the period	29,208	30,902	95,377	69,777

The Group's effective tax rate for the current quarter and the corresponding quarter of the preceding year approximated the statutory tax rate of 25%. The effective tax rate for the year to date period was lower than the statutory rate due to the reversal of deferred tax in respect of investment properties. The effective tax rate for the corresponding year to date period of the preceding year was lower than the statutory tax rate of 25% mainly due to the difference between the income tax rate and RPGT rate applicable to 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:

	Secured RM'000
<u>Non-current</u>	
- Term loan	36,831
	<u>36,831</u>

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 2013 RM'000	As at 31 December 2012 RM'000
Total retained profit of the Company and its subsidiaries		
- Realised	1,247,077	1,132,683
- Unrealised	278,460	237,954
	<u>1,525,537</u>	<u>1,370,637</u>
Total share of retained profits from associated company		
- Realised	6,494	954
- Unrealised	(2,526)	(224)
	<u>3,968</u>	<u>730</u>
Less : Consolidated adjustments	(212,193)	(175,831)
Total Group retained profits as per consolidated financial statements	<u>1,317,312</u>	<u>1,195,536</u>

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	30	30	30
	September	September	September	September
	2013	2012	2013	2012
	RM'000	RM'000	RM'000	RM'000
Interest income	(5,947)	(1,698)	(14,478)	(6,154)
Other income including				
investment income	(44,658)	(6,219)	(65,272)	(69,077)
Interest expense	1,417	1,077	3,797	3,133
Depreciation and amortisation	2,542	2,233	7,336	6,248
Bad and doubtful debts	321	(6)	360	(44)
Provision for and write off of				
inventories	-	-	-	-
(Gain)/Loss on disposal				
- quoted				
investments/properties	-	-	-	-
- unquoted				
investments/properties	-	-	-	-
Impairment of assets	-	-	-	-
Foreign exchange (gain)/loss	-	1	-	1
(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	30	30	30
	September	September	September	September
	2013	2012	2013	2012
Profit attributable to owners of the Company (RM'000)	76,526	83,914	274,269	229,833
Weighted average number of ordinary shares	1,312,014,173	1,238,210,977	1,284,674,611	1,210,080,036
Basic EPS (Sen)	5.83	6.78	21.35	18.99

- 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

20 NOVEMBER 2013



Financial Results

Form Version 8 (Enhanced)

Initiated by CS_KWYAP CORPORATE SERVICES on 11/11/2013 12:55:00 PM

Submitted by CS_KWYAP CORPORATE SERVICES on 20/11/2013 12:43:01 PM

Reference No CC-131111-46500

Submitted

Company Information

Main Market Company

New Announcement

Submitting Investment Bank/Advisor (if applicable)

Submitting Secretarial Firm (if applicable)

KWYAP CORPORATE SERVICES SDN BHD

* Company name

UOA DEVELOPMENT BHD

* Stock name

UOADEV

* Stock code

5200

* Contact person

YAP KAI WENG

* Designation

COMPANY SECRETARY

* Contact number

03 92871000

E-mail address

yapkaiweng@hotmail.com

Part A : To be filled by Public Listed Company

* Financial Year End

31/12/2013

* Quarter

3 Qtr

* Quarterly report for the financial period ended

30/09/2013

* The figures

have not been audited

Please attach the full Quarterly Report here

[2013 Q3.pdf](#)

Remarks

- DEFAULT CURRENCY
- OTHER CURRENCY

Currency

Malaysian Ringgit (MYR)

Part A2 : SUMMARY OF KEY FINANCIAL INFORMATION

Summary of Key Financial Information for the financial period ended
* 30/09/2013

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER *	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE *	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/2013 [dd/mm/yyyy] \$\$'000	30/09/2012 [dd/mm/yyyy] \$\$'000	30/09/2013 [dd/mm/yyyy] \$\$'000	30/09/2012 [dd/mm/yyyy] \$\$'000
1. Revenue	215,988	282,340	893,451	627,877
2. Profit/(loss) before tax	111,174	119,327	408,426	317,628
3. Profit/(loss) for the period	81,966	88,425	313,049	247,851
4. Profit/(loss) attributable to ordinary equity holders of the parent	76,526	83,914	274,269	229,833
5. Basic earnings/(loss) per share (Subunit)	5.83	6.78	21.35	18.99
6. Proposed/Declared dividend per share (Subunit)	0.00	0.00	0.00	0.00
	AS AT END OF CURRENT QUARTER*		AS AT PRECEDING FINANCIAL YEAR END	
7. Net assets per share attributable to ordinary		1.7600		1.6500

equity holders of the parent (\$\$)

Remarks :

Definition of Subunit:

In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit.
Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent
United Kingdom	Pound	Pence

Part A3 : ADDITIONAL INFORMATION

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER*	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE*	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/2013	30/09/2012	30/09/2013	30/09/2012
	[dd/mm/yyyy] \$\$'000	[dd/mm/yyyy] \$\$'000	[dd/mm/yyyy] \$\$'000	[dd/mm/yyyy] \$\$'000
1. Gross interest income	5,947	1,698	14,478	6,154
2. Gross interest expense	1,417	1,077	3,797	3,133

Remarks :

Note: The above information is for the Exchange internal use only.



General Announcement

Form Version 8.2 (Enhanced)

Initiated by CS_KWYAP CORPORATE SERVICES on 11/11/2013 02:32:23 PM

Submitted by CS_KWYAP CORPORATE SERVICES on 20/11/2013 12:43:24 PM

Reference No CC-131111-52343

Submitted

Company Information

Main Market Company

New Announcement

Submitting Investment Bank/Advisor (if applicable)

Submitting Secretarial Firm (if applicable)

KWYAP CORPORATE SERVICES SDN BHD

* Company name

UOA DEVELOPMENT BHD

* Stock name

UOADEV

* Stock code

5200

* Contact person

YAP KAI WENG

* Designation

COMPANY SECRETARY

* Contact number

03 92871000

E-mail address

yapkaiweng@hotmail.com

Type *

Announcement

Subject *:

OTHERS

(Note : INFORMATION ENTERED IN THE DESCRIPTION FIELD WILL BE DISPLAYED AS THE TITLE OF THE ANNOUNCEMENT IN BURSA MALAYSIA'S WEBSITE)

Description *:-

(Note : Please enter the announcement description in this field and the announcement details in the Announcement Details/Table Section or attach the full announcement details as an attachment)

UOA Development Bhd 3rd Quarter 2013 Results Media Release

Announcement Details/Table Section :-

(This field is for the details of the announcement, if applicable)

We provide herewith the press release for UOA Development Bhd's 3rd Quarter 2013 financial results.

Attachment(s):- (please attach the attachments here)

Press Release-Financial Results 30 Sept 2013.pdf



PRESS RELEASE
FOR IMMEDIATE RELEASE

UOA DEVELOPMENT BHD RECORDS POSITIVE SALES OF RM1.57 BILLION FOR FIRST NINE MONTHS OF 2013

Kuala Lumpur, 20 November 2013 - UOA Development Bhd ("UOA" or "UOA 发展有限公司") today announced its financial results for the first nine months ended 30 September 2013.

Revenue for the nine months ended 30 September 2013 amounted to RM893.5 million, representing a significant increase of approximately 42% from the corresponding period in the preceding year. Profit after tax increased by approximately 19% to RM274.3 million for the same period.

Total new sales amounted to RM1.57 billion for the same period with strong sales contribution by on-going projects - The Vertical Office Suites in Bangsar South, Desa Green in Taman Desa and Scenaria@North Kiara Hills, and completed projects - Binjai 8 in Kuala Lumpur city centre and The Horizon in Bangsar South. UOA expects to launch South View Serviced Apartments, a residential project in the fourth quarter of 2013.

UOA will capitalise on its strong balance sheet and continue to seek opportune development lands while maintaining a focus on strategic locations within the Greater Kuala Lumpur.

About UOA Development Bhd (<http://www.uoa.com.my>)

UOA Development Bhd ("UOA") is one of the leading property developers in Kuala Lumpur and one of the few development companies in Malaysia that has a comprehensive integrated in-house development and construction division which allows the Company to execute its developments efficiently on a "fast-track basis", i.e. within a shorter development cycle.

Listed on the main board of Bursa Malaysia Securities Berhad, the Company, through its subsidiaries and associated companies, is primarily involved in property development, construction and property investment. UOA's projects are centralised within the Klang Valley with a focus on medium to high-end residential and commercial properties.

UOA made it to the list of Forbes Asia's 200 Best Under A Billion 2012, which honours top performing 200 small and medium sized enterprises in Asia-Pacific. UOA was also named the inaugural recipient of The Edge Malaysia Notable Achievement Award 2012 - a key recognition for the Company's success in raising its profile and reputation through its products and branding as a leading developer in the country.

In 2013, UOA became the first Malaysia-based property developer to be conferred the Asia Pacific Builder's Growth Excellence Leadership Award at the Frost & Sullivan Asia Pacific Best Practices Awards 2013. UOA was selected for its impressive growth figures by demonstrating excellence in capturing the highest annual compound growth rate (approximately 50%) for the last 3 years.

UOA also emerged as one of the top 10 winners for The Edge Malaysia Top Property Developers Awards 2013 (TPDA). TPDA recognises the country's best in property development and is the anchor award of The Edge Malaysia Property Excellence Awards.

Issued by Corporate Communication Division:

For media enquiries, please contact Jenny Leong at +6012 666 1523 or jenny.leong@uoa.com.my.

UOA DEVELOPMENT BHD (654023-V)

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