



UNITED OVERSEAS AUSTRALIA LTD

ACN 009 245 890

Suite 1, 467 Scarborough Beach Road, OSBORNE PARK WA 6017

P.O. Box 1788, Osborne Park DC, W.A. 6017

Tel: (+618) 9217 9800 • Fax: (+618) 9217 9899

30 August 2013

Company Announcements Manager
Australian Securities 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: Half Yearly Report and Appendix 4D for period ending 30 June 2013

Please find the Half Yearly Report and Appendix 4D attached for the six months ended 30 June 2013.

Yours faithfully,

ALAN C WINDUSS

Company Secretary

MALAYSIAN OFFICE:

Wisma UOA Bangsar South

Tower 1, Avenue 3, The Horizon, Bangsar South

No. 8, Jalan Kerinchi, 59200. KUALA LUMPUR

Tel: (+603) 2245 9188 • Fax: (+603) 2245 9168

For personal use only

For personal use only

**UNITED OVERSEAS AUSTRALIA LTD
AND ITS CONTROLLED ENTITIES**

A.C.N 009 245 890

**HALF-YEARLY REPORT
30 June 2013**

For personal use only

**UNITED OVERSEAS AUSTRALIA LTD
AND ITS CONTROLLED ENTITIES**

A.C.N 009 245 890

**HALF-YEARLY REPORT
30 JUNE 2013**

CONTENTS

CORPORATE INFORMATION

DIRECTORS' REPORT

FINANCIAL REPORT

DIRECTORS DECLARATION

STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF FINANCIAL POSITION

STATEMENT OF CASH FLOWS

STATEMENT OF CHANGES IN EQUITY

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

INDEPENDENT AUDIT REVIEW REPORT

UNITED OVERSEAS AUSTRALIA LTD

Corporate Information

A.C.N 009 245 890

Directors

Chong Soon Kong (Chairman)
Pak Lim Kong
Alan Charles Winduss
Chee Seng Teo
May Chee Kong (Alternate Director for C S Kong)

Company Secretary

Alan Charles Winduss

Registered Office

Suite 1,
467 Scarborough Beach Road
Osborne Park
Western Australia 6017

Bankers

National Australia Bank Limited
Cnr Howe and Sundercombe Street
Osborne Park, Western Australia 6017

Share Registry

Advanced Share Registry Services
150 Stirling Highway
Nedlands, Perth, Western Australia 6009

Auditors

Grant Thornton Audit Pty Ltd
Chartered Accountants
Level 1, 10 Kings Park Road
West Perth, Western Australia 6005

Solicitors

Steinepreis Paganin
Level 4, The Read Building
16 Milligan Street
Perth, Western Australia 6000

ASX Code: UOS

Directors' Report

Your directors submit their report for the half-year ended 30 June 2013.

DIRECTORS

The names and details of the directors holding office during the period 1 January 2013 to 30 June 2013 and until the date of this report are as below. Directors were in office for this entire period unless otherwise stated.

C.S. Kong C.P Eng. M.I.E. Aust (Chairman and Chief Executive Officer)

P.L. Kong B.E. Hons M.I.E P.E (Executive Director)

A.C. Winduss I.C.A.A. (AFF) CPA AFAIM FAICD

C.S. Teo

M.C. Kong (alternate for C.S. Kong)

REVIEW AND RESULTS OF OPERATIONS

As will be seen from the financial statements the Group recorded an after tax profit of \$55.25 million for the six month period ended 30 June 2013 (2012: \$37.35 million).

For personal use only

OPERATIONAL ACTIVITIES

Current & Future

The current state of on-going and planned developments being carried out by the Company's controlled limited entity UOA Development Bhd are described below:

COMMERCIAL

NEXUS BANGSAR SOUTH Commercial

This project is located at the northern boundary of the residential development in Bangsar South.

Set amidst the offices and residence of the iconic Bangsar South, Nexus perfectly complements this integrated city development by offering a world-class food destination. In this vibrant food centric precinct, gourmards from all around the Klang Valley will be pleased to find a wide selection of international cuisines; from notable restaurateurs to casual independent cafes and chic alfresco dining venues. Nexus will house lifestyle amenities and service to cater to everyday conveniences.

Facilities will also include a ballroom, auditorium and conference facilities.

Construction is expected to be completed in 2013.

Nexus will be kept as an investment property by the Group.

ONE @ BUKIT CEYLON HOTEL SUITES Commercial

One @ Bukit Ceylon Hotel Suites is a development project located within Kuala Lumpur city centre.

Construction works commenced in 2011, with completion planned for late 2013, this commercial project feature full hotel facilities and has an estimated Gross Development Value (GDV) of \$64.2 million.

KENCANA SQUARE Commercial

The Kencana Square is located near Subang and is directly across from the Subang Jaya commuter train station.

This development project has direct access from the Federal Highway and will occupy a total site area of 42,264 sq m. It is expected that this development project will consist of 11 blocks of 14-16 storey office towers with a potential combined saleable/lettable area of 184,141 sq m.

This project is expected to be completed in 2017 with an anticipated GDV of \$ 481.8 million equivalent.

THE HORIZON (PHASE 1) Commercial

This development is located on the northern boundary of Bangsar South and is segregated from the Residential Precinct by a main thoroughfare road.

Phase 1 of The Horizon comprises 14 blocks of 10 and 11 storey office buildings each with an average saleable area of 5,000 sq m. It is being marketed to medium sized corporations who want to acquire their own corporate office at an affordable price. The main theme of this development will include water features, lush landscaping and a contemporary designed façade.

To date 12 towers have been sold.

For personal use only

THE HORIZON PHASE II Commercial

The Horizon Phase II comprises 13 to 20 storey office towers which are built to comply with the MSC Malaysia Cybercentre requirements. This development project includes lush landscaping, water features and consists of office towers with a contemporary-designed facade and are green buildings in accordance to the standards under the Green Building Index (GBI) Malaysia. This development project occupies a total site area of approximately 22,225 sq m. The total saleable area for Horizon Phase II is approximately 133,731 sq m.

At the date of this report 7 blocks have been sold.

THE VERTICAL Commercial

The Vertical is a development project located within the 111,400 sq m commercial development of Bangsar South to the western boundary of the site.

The construction for the Vertical Office suite (phase1) has commenced and is expected to be completed in 2015, the first phase of this is a 35 storey strata office development with an expected GDV of \$112.4 million.

To promote a healthy living environment, there will also be a six acre recreational park with a man-made lake and lush greenery and gardens located within the development project.

RESIDENTIAL

THE CAMELLIA SERVICED SUITES Residential

This development is located within the residential development on an elevated area of Bangsar South. The entire residential development will occupy a total site area of 92,121 sq m.

The Camellia Serviced Apartments and Annexe Building is located to the northern boundary of the residential development of Bangsar South.

The 34 storey building consists of 720 units of serviced apartments. When completed, facilities will be located on both the ground floor and roof top to cater for the residents and service suites guests respectively. Located adjacent to the Camellia Serviced Apartments is an annexe building that has been completed and is currently a healthcare centre. This development project will occupy a total site area of 8,101 sq m with a total saleable/lettable area of 61,732 sq m upon completion.

This will be the first serviced residential development in Bangsar.

SCENARIA @ NORTH KIARA HILLS Residential

This development is located in Mont Kiara, Kuala Lumpur and is approximately eight km from Kuala Lumpur city centre. This residential development project is expected to occupy a site area of 39,700 sq m and will comprise of two condominium towers and 44 linked villa units set in 2 areas of landscaping.

LE YUAN RESIDENCES Residential

This project of 670 condominium units is set amongst 3.5 acres of fun and leisure facilities featuring one of the largest artificial beach and water area in Kuala Lumpur.

This project commenced in 2011 and expected completion is 2014.

DESA GREEN Residential

This is a development project located near Taman Desa, Old Klang Road off the East-West Link. Highway. It is located approximately seven km from Kuala Lumpur city centre and will comprise of three towers of residences totalling 1,388 units.

DESA EIGHT Residential

Desa Eight together with Desa Green is located in Taman Desa, Old Klang Road, with a total site area of 22,926 sq m. This development project is an exclusive condominium block of 24 units with a total potential saleable area of 9,147 sq m upon completion.

UOA DEVELOPMENT Bhd

At the date of this report the Group holds a 68.23% interest in UOA Development Bhd listed on Bursa Malaysia.

UOA REAL ESTATE INVESTMENT TRUST (UOA REIT)

At the time of this report, the Group currently holds 46% equity in the UOA REIT.

The trust has declared a distribution of 1.70 cents per unit for period ended 30 June 2013 and the Group will receive a gross distribution payment of \$5.8 million for the period.

DIRECTORS' REPORT

Dividend

The directors have recommended an interim dividend of 0.5 cents (half of one cent) be paid from profits recorded in this period.

Rounding

The amounts contained in this report and in the half year financial report have been rounded to the nearest \$1,000 (where rounding is applicable) under the option available to the company under the ASIC class order 98/0100/ The company is an entity to which this class order applies.

Auditor's Independence Declaration

The lead auditor's independence declaration under section 307C of the Corporations Act 2001 for the half year ended 30 June 2013 is attached.

Signed in accordance with the resolutions of directors.



A.C. Winduss
Director

Perth
29th August 2013

For personal use only

DIRECTORS DECLARATION

In accordance with a resolution of the directors of United Overseas Australia Ltd, I state that:

(1) In the opinion of the directors:

- (a) the financial statements and notes of the consolidated entity:
 - (i) give a true and fair view of the financial position as at 30 June 2013 and the performance for the half-year ended on that date of the consolidated entity; and
 - (ii) comply with Accounting Standard AASB 134 "Interim Financial Reporting" and the Corporations Regulations 2001; and
- (b) there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.

On behalf of the Board



A.C. Winduss
Director

Perth
29th August 2013

Statement of Comprehensive Income

FOR THE HALF-YEAR ENDED 30 JUNE 2013

	Notes	CONSOLIDATED	
		June 2013 \$'000	June 2012 \$'000
Sales revenue		217,596	108,166
Cost of sales		(108,392)	(55,470)
Gross profit		109,204	52,696
Other revenues from ordinary activities	2	31,647	40,114
Property maintenance expenses		(9,612)	(4,597)
Occupancy expenses		(2)	-
Marketing expenses		(10,337)	(3,317)
Administrative expenses		(6,359)	(5,244)
Other expenses from ordinary activities		(3,698)	(3,290)
Foreign exchange gain		5,205	557
Profit from ordinary activities before tax and finance costs		116,048	76,919
Finance costs		(3,326)	(3,192)
Share of results of associate		849	67
Profit before income tax		113,571	73,794
Income tax expense		(22,986)	(12,796)
Profit for the period		90,585	60,998
Other comprehensive income, net of tax			
Available for sale financial assets			
- current period gain		195	407
- reclassification to profit or loss		(361)	-
Exchange differences on translating foreign operations		56,513	(2,583)
Other comprehensive income/(loss) for the period		56,347	(2,176)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		146,932	58,822
Profit attributable to :			
Owners of the parent		55,247	37,353
Non-controlling interest		35,338	23,645
		90,585	60,998
Total comprehensive income attributable to :			
Owners of the parent		111,669	35,012
Non-controlling interest		35,263	23,810
		146,932	58,822
Earnings per share (cents per share)			
- basic for profit for the half-year		5.13	3.65
- diluted for profit for the half-year		5.13	3.65

Statement of Financial Position

AS AT 30 JUNE 2013

	Notes	CONSOLIDATED	
		As at 30 June 2013 \$'000	As at 31 December 2012 \$'000
ASSETS			
Current Assets			
Cash and cash equivalents		429,620	264,532
Trade and other receivables		158,982	211,788
Inventories		294,398	264,427
Current tax assets		7,572	166
Total Current Assets		890,572	740,913
Non-Current Assets			
Property, plant and equipment		28,251	25,363
Investment properties		566,816	480,075
Land held for property development		20,316	57,977
Investment in associate		6,890	6,428
Amount owing by associate		1,145	1,029
Available for sale financial assets		5,069	5,087
Deferred tax assets		9,052	7,356
Other non-current tax assets		9,724	-
Total Non-current Assets		647,263	583,315
TOTAL ASSETS		1,537,835	1,324,228
LIABILITIES			
Current Liabilities			
Trade and other payables		121,499	112,504
Financial liabilities		133,824	126,839
Current tax liabilities		20,799	-
Total Current Liabilities		276,122	239,343
Non-Current Liabilities			
Other payables		26,672	23,047
Financial liabilities		13,508	5,743
Deferred tax liabilities		2,966	4,826
Total Non-Current Liabilities		43,146	33,616
TOTAL LIABILITIES		319,268	272,959
NET ASSETS		1,218,567	1,051,269
EQUITY			
Parent entity interest			
Share capital	4	50,652	32,292
Reserves		22,609	(33,813)
Retained profits		728,193	694,350
Total parent entity interest in equity		801,454	692,829
Total non-controlling interest		417,113	358,440
TOTAL EQUITY		1,218,567	1,051,269

The accompanying notes form part of this financial report.

Statement of Cash Flows

FOR THE HALF-YEAR ENDED 30 JUNE 2013

	CONSOLIDATED	
	June 2013	June 2012
	\$'000	\$'000
Cash flow from operating activities		
Profit before income tax	113,571	73,794
Adjustments for :		
Bad and doubtful debts	52	12
Depreciation of property, plant and equipment	1,714	1,421
Dividend income	(82)	(106)
Unrealised gain on investment properties	(1,534)	(16,873)
Gain on disposal of investment properties	(19)	(1,108)
Gain on disposal of available for sale financial assets	(409)	(2)
Gain on disposal of property, plant and equipment	(66)	(6)
Foreign currency gain	(5,205)	(557)
Property, plant and equipment written off	1	6
Finance costs	3,326	3,192
Interest income	(5,151)	(3,711)
Share of results of associate	(849)	(67)
Unrealised profit from associate	935	-
Operating profit before working capital changes	106,284	55,995
Decrease in inventories	36,193	1,361
(Increase)/Decrease in receivables	(18,127)	2,743
Decrease in payables	(366)	(4,864)
Cash generated from operations	123,984	55,235
Interest paid	(2,777)	(2,645)
Interest received	4,661	3,101
Income taxes paid	(22,662)	(14,786)
Net cash generated from operating activities	103,206	40,905
Cash flow from investing activities		
Payment for purchase of available for sale financial assets	(2)	(3)
Advances received from other entities	1,085	4,078
Dividend received	82	106
Proceeds from sale of investment properties	84,977	1,913
Proceeds from sale of available for sale financial assets	602	2
Proceeds from sale of property, plant and equipment	67	16
Payment for purchase of investment properties	(44,113)	(4,933)
Payment for purchase of property, plant and equipment	(807)	(1,024)
Purchase of land held for property development	(2,832)	(43,499)
Acquisition of additional shares in existing subsidiary	-	(1,027)
Acquisition of additional shares in an existing associate company	(2)	-
Proceeds from part disposal of a subsidiary	44	-
Net cash generated from/(used in) investing activities	39,101	(44,371)

For personal use only

Statement of Cash Flows (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

	Notes	CONSOLIDATED	
		June 2013 \$'000	June 2012 \$'000
Cash flow from financing activities			
Net drawdown from borrowings		2,202	585
Dividend paid to non-controlling shareholders		(9,083)	(5,852)
Dividend paid to shareholders		(1,128)	(755)
Payment of hire purchase and finance lease liabilities		(777)	(730)
Share buyback		(1,916)	-
Capital repayment		-	(81,377)
Net cash used in financing activities		(10,702)	(88,129)
Net increase/(decrease) in cash and cash equivalents		131,605	(91,595)
Net foreign exchange differences		33,483	(64)
Cash and cash equivalents at beginning of period		264,532	308,717
Cash and cash equivalents at end of period	7	429,620	217,058

The accompanying notes form part of this financial report.

For personal use only

Statement of Changes in Equity

FOR THE HALF-YEAR ENDED 30 JUNE 2013

CONSOLIDATED	Share	Retained	Foreign	Other	Total	Non-controlling	Total
	capital	earnings	exchange	reserve		Interest	equity
	\$'000	\$'000	\$'000	\$'000		\$'000	\$'000
At 1 January 2012	94,174	632,515	(42,471)	100	684,318	315,892	1,000,210
Dividends paid	-	(15,256)	-	-	(15,256)	(5,852)	(21,108)
Shares issued during the period							
- dividend reinvestment scheme	14,501	-	-	-	14,501	-	14,501
Capital repayment during the period	(81,377)	-	-	-	(81,377)	-	(81,377)
Other changes in non-controlling interest	-	-	-	-	-	(1,504)	(1,504)
Change in stake	-	91	-	-	91	(1,118)	(1,027)
Transactions with owners	27,298	617,350	(42,471)	100	602,277	307,418	909,695
Profit for the period	-	37,353	-	-	37,353	23,645	60,998
Other comprehensive income :							
Available for sale financial assets							
- current period gains	-	-	-	242	242	165	407
- reclassification to profit or loss	-	-	-	-	-	-	-
Exchange differences on translation of foreign operations	-	-	(2,583)	-	(2,583)	-	(2,583)
Total comprehensive income for the period	-	37,353	(2,583)	242	35,012	23,810	58,822
At 30 June 2012	27,298	654,703	(45,054)	342	637,289	331,228	968,517

The accompanying notes form part of this financial report.

Statement of Changes in Equity (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

CONSOLIDATED	<i>Share</i>	<i>Retained</i>	<i>Foreign</i>	<i>Other</i>	<i>Total</i>	<i>Non-controlling</i>	<i>Total</i>
	<i>capital</i>	<i>earnings</i>	<i>exchange</i>	<i>reserve</i>		<i>Interest</i>	
	<i>\$'000</i>	<i>\$'000</i>	<i>\$'000</i>	<i>\$'000</i>	<i>\$'000</i>	<i>\$'000</i>	<i>\$'000</i>
At 1 January 2013	32,292	694,350	(34,242)	429	692,829	358,440	1,051,269
Dividends paid	-	(21,398)	-	-	(21,398)	(9,083)	(30,481)
Shares issued during the period							
- dividend reinvestment scheme	20,270	-	-	-	20,270	-	20,270
Share buyback during the period	(1,910)	-	-	-	(1,910)	-	(1,910)
Other changes in non-controlling interest	-	-	-	-	-	32,449	32,449
Change in stake	-	(6)	-	-	(6)	44	38
Transactions with owners	50,652	672,946	(34,242)	429	689,785	381,850	1,071,635
Profit for the period	-	55,247	-	-	55,247	35,338	90,585
Other comprehensive income :							
Available for sale financial assets							
- current period gains	-	-	-	270	270	(75)	195
- reclassification to profit or loss	-	-	-	(361)	(361)	-	(361)
Exchange differences on translation of foreign operations	-	-	56,513	-	56,513	-	56,513
Total comprehensive income for the period	-	55,247	56,513	(91)	111,669	35,263	146,932
At 30 June 2013	50,652	728,193	22,271	338	801,454	417,113	1,218,567

The accompanying notes form part of this financial report.

Notes to the Half-Year Financial Statements (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

1 BASIS OF PREPARATION AND ACCOUNTING POLICIES

(a) Basis of preparation

This general purpose consolidated financial statements for the half year ended 30 June 2013 has been prepared in accordance with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001*.

The half-year financial report does not include all notes of the type normally included within the annual financial report. Accordingly this financial report is to be read in conjunction with the Annual Financial Report for the year ended 31 December 2012 and any public announcements made by United Overseas Australia Ltd during the period ended 30 June 2013 and in accordance with the continuous disclosure obligations of the ASX listing rules.

The accounting policies and methods of computation are the same as those adopted in the most recent financial report.

(b) Reporting Basis and Conventions

The half year financial report has been prepared on an accrual basis and is based on historical costs modified by the revaluation of selected non current assets, financial assets and financial liabilities for which the fair value of accounting has been applied.

(c) Investment Properties

The fair value model is applied to all investment properties. Investment properties are independently revalued, which are performed on an open market basis, which represents the amounts for which the assets could be exchanged between knowledgeable willing buyer and knowledgeable willing seller in an arm's length transaction at a valuation date.

The fair value of the investment properties held by the UOA Real Estate Investment Trust ("UOA REIT") were assessed by the Board of Directors of UOA Asset Management Sdn Bhd, the Manager of UOA REIT based on the indicative market values by an Independent Property Valuer, PA International Property Consultants (KL) Sdn Bhd on 26 August 2013. In arriving at the indicative market values, the valuer has applied the Investment and Comparison Methods to assess the market values of the investment properties. Whilst a full valuation has not been conducted, the valuations performed indicated a small increase in the value of the properties and hence confirmed the assessment by the Board of directors that the existing book values as at 30 June 2013 are fair. The last full valuation of the these properties were done on 31 December 2012 by PPC International Sdn Bhd, an independent Property Valuer based on the Investment and Comparison Methods of Valuation.

All other commercial properties have been reviewed in conjunction with PA International Property Consultants (KL) Sdn Bhd by the directors who are of the opinion that the carrying values reflect the fair value of the investment properties.

The directors have also reviewed the valuation of all residential properties in conjunction with PA International Property Consultants (KL) Sdn Bhd, who are of the opinion that the carrying values reflect the fair value of the investment properties.

Notes to the Half-Year Financial Statements (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

2 REVENUE AND EXPENSES

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

	CONSOLIDATED	
	June 2013	June 2012
	\$'000	\$'000
(i) Revenue		
Property development revenue	200,721	108,166
Construction revenue	16,875	-
	<u>217,596</u>	<u>108,166</u>
(ii) Other revenues from ordinary activities		
Rental revenue	17,987	15,120
Parking fee received	2,831	1,735
Doubtful debts no longer required	44	-
Dividends received from investments – other corporation	82	106
Interest received from investments – other corporation	5,151	3,711
Gain on disposal of investment properties	19	1,108
Gain on disposal of property, plant and equipment	66	6
Gain on disposal of available for sale financial assets	409	2
Unrealised gain on investment properties	-	16,873
Unrealised gain on transfer to investment properties	1,534	-
Other services	3,524	1,453
	<u>31,647</u>	<u>40,114</u>
(iii) Cost of sales		
Development expenses	108,392	55,470
	<u>108,392</u>	<u>55,470</u>
(iv) Expenses		
Depreciation	1,714	1,421
	<u>1,714</u>	<u>1,421</u>

For personal use only

Notes to the Half-Year Financial Statements (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

3 DIVIDENDS PAID OR PROPOSED

Equity dividends on ordinary shares:

	CONSOLIDATED	
	June 2013	June 2012
	\$'000	\$'000
(a) Dividends paid during the half year		
Final unfranked dividend for financial year 31 December 2012/31 December 2011	21,398	15,256
(b) Dividends proposed and not recognised as a liability		
Interim unfranked dividend for financial period 30 June 2013/30 June 2012	5,553	5,286

4 SHARE CAPITAL

	CONSOLIDATED	
	30 June 2013	31 Dec 2012
	\$'000	\$'000
<i>Ordinary shares</i>		
Issued and fully paid	50,652	32,292
	<i>Number of shares</i>	<i>\$'000</i>
<i>Movements in ordinary shares on issue</i>		
Balance at beginning of the financial year	1,070,351,034	32,292
Issued during the period		
- dividend reinvestment scheme	44,247,822	20,270
Buyback during the period	(3,949,434)	(1,910)
Balance at end of the financial period	1,110,649,422	50,652

5 CONTINGENT ASSETS AND LIABILITIES

Since the last annual reporting date, there have not arisen any contingent liabilities or contingent assets.

6 CAPITAL COMMITMENT

The Group has the following capital commitments:

	\$'000
Purchase of land for development	47,212
Purchase of plant and equipment	856
Purchase of investment property	115,247
	<u>163,315</u>

For personal use only

Notes to the Half-Year Financial Statements (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

7 ADDITIONAL INFORMATION

For the purposes of the Statement of Cash Flows, cash and cash equivalents comprise the following at 30 June:

	CONSOLIDATED	
	30 June 2013	30 June 2012
	\$'000	\$'000
Cash at bank and in hand	68,399	38,825
Short term bank deposits	45,227	10,998
Short term investments	315,994	167,235
	<u>429,620</u>	<u>217,058</u>

For personal use only

Notes to the Half-Year Financial Statements (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

8 OPERATING SEGMENTS

	Investment		Land development and resale		Others		Elimination		Consolidated	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Segment revenue										
Sales to customers outside the group	-	-	217,596	108,166	-	-	-	-	217,596	108,166
Other revenues from customers outside the group	20,220	34,140	7,844	3,600	3,583	2,374	-	-	31,647	40,114
Inter segment revenue	60,090	39,045	99,580	60,227	101	20	(159,771)	(99,292)	-	-
Total revenue	80,310	73,185	325,020	171,993	3,684	2,394	(159,771)	(99,292)	249,243	148,280
Segment results	9,779	23,656	77,480	36,005	1,993	1,260	9	2	89,261	60,923
Segment assets	763,456	665,653	740,064	513,828	2,898	1,885	-	-	1,506,418	1,181,366

Inter segment pricing is based on normal terms and conditions.

Notes to the Half-Year Financial Statements (Continued)

FOR THE HALF-YEAR ENDED 30 JUNE 2013

9 CHANGES TO OR WITHIN GROUP STRUCTURE

On 23 January 2013, the Group acquired a 100% equity interest in Regenta Development Sdn Bhd and Seri Prima Development Sdn Bhd for a cash consideration of \$1 respectively.

On 7 May 2013, the Group acquired a 100% equity interest in Orient Housing Development Sdn Bhd for a cash consideration of \$1.

10 RELATED PARTY TRANSACTIONS

(a) Other transactions of Directors of the Group

The Directors of the Group are entitled to the use of a corporate golf membership held by a controlled entity.

(b) Other related parties

The parent entity receives accounting services from a company, Winduss & Associates. During the period, the fees paid to Winduss & Associates totalled \$54,171 (30.6.2012: \$53,170).

11 EVENTS AFTER THE REPORTING DATE

On 29 August 2013, the directors of United Overseas Australia Ltd proposed an interim unfranked dividend of 0.5 cents per ordinary shares (totaling \$5,553,247) in respect of the financial period 30 June 2013. The dividend has not been provided for in the half year ended 30 June 2013.

12 CONTINGENT LIABILITIES

A subsidiary of the Group, Nasib Unggul Sdn Bhd (NUSB), had disposed two investment properties on which it had provided Real Property Gains Tax. The Malaysian Inland Revenue Board has assessed the gain on disposal at income tax rates. NUSB has commenced the appeal process against this assessment which results in a claim for additional income tax of \$12,669,151. Based on the advice from NUSB's advisors, no provision for income tax have been made by NUSB as NUSB believes the grounds for appeal are valid and it is probable that amounts paid in relation to this are recoverable and that no additional income tax will ultimately be payable.

Appendix 4D

Half Yearly Report

Half Year Ended 30 June 2013

Introduced 1/1/2003

Name of entity

UNITED OVERSEAS AUSTRALIA LTD

ACN or equivalent company
 reference

009 245 890

Half year (*current period*)

30 June 2013
 (Previous corresponding period: 30 June
 2012)

Results for announcement to the market

Extracts from this report for announcement to the market

\$'000

Revenues from ordinary activities	Up	101.17%	to	217,596
Profit from ordinary activities after tax attributable to members	Up	47.91%	to	55,247
Net profit for the period attributable to members	Up	47.91%	to	55,247

Dividends (distributions)	Amount per security	Franked amount per security
Interim dividend	0.5¢	Nil
Previous corresponding period Interim dividend	0.5¢	Nil

⁺Record date for determining entitlements to the dividend,
 (in the case of a trust, distribution) *(see item 15.2)*

[17/10/2013]

Brief explanation of any of the figures reported above and short details of any bonus or cash issue or other item(s) of importance not previously released to the market:

+ See chapter 19 for defined terms.

For personal use only

Ratios and Other measures

NTA backing	Current period	Previous corresponding Period
Net tangible asset backing per ⁺ ordinary security	109.72 cents	91.61 cents

Dividends (in the case of a trust, distributions)

Date the dividend (distribution) is payable

[04/11/2013]

⁺Record date to determine entitlements to the dividend (distribution) (ie, 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 5.00 pm or such later time permitted by SCH Business Rules if ⁺securities are ⁺CHESS approved)

[17/10/2013]

Amount per security

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

Interim dividend on all securities

	Current period \$'000	Previous corresponding period - \$'000
⁺ Ordinary securities	5,553	5,286

The ⁺dividend or distribution plans shown below are in operation.

United Overseas Australia Ltd Shareholders Dividend Reinvestment Plan

The last date(s) for receipt of election notices for the ⁺dividend or distribution plans

[22/10/2013]

Any other disclosures in relation to dividends

Nil

⁺ See chapter 19 for defined terms.

For personal use only

Grant Thornton Audit Pty Ltd
ACN 130 913 594

10 Kings Park Road
West Perth WA 6005
PO Box 570
West Perth WA 6872

T +61 8 9480 2000
F +61 8 9322 7787
E info.wa@au.gt.com
W www.grantthornton.com.au

**Auditor's Independence Declaration
To The Directors of United Overseas Australia Limited**

In accordance with the requirements of section 307C of the Corporations Act 2001, as lead auditor for the review of United Overseas Australia Limited for the half-year ended 30 June 2013, I declare that, to the best of my knowledge and belief, there have been:

- a no contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- b no contraventions of any applicable code of professional conduct in relation to the review.



GRANT THORNTON AUDIT PTY LTD
Chartered Accountants



J W Vibert
Partner - Audit & Assurance

Perth, 29 August 2013

For personal use only



Grant Thornton Audit Pty Ltd
ACN 130 913 594

10 Kings Park Road
West Perth WA 6005
PO Box 570
West Perth WA 6872

T +61 8 9480 2000
F +61 8 9322 7787
E info.wa@au.gt.com
W www.grantthornton.com.au

Independent Auditor's Review Report To the Members of United Overseas Australia Limited

We have reviewed the accompanying half-year financial report of United Overseas Australia Limited ("Company"), which comprises the consolidated financial statements being the statement of financial position as at 30 June 2013, and the statement of profit and loss and other comprehensive income, statement of changes in equity and statement of cash flows for the half-year ended on that date, notes comprising a statement or description of accounting policies, other explanatory information and the directors' declaration of the consolidated entity, comprising both the Company and the entities it controlled at the half-year's end or from time to time during the half-year..

Directors' responsibility for the half-year financial report

The directors of United Overseas Australia Limited are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and for such controls as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the consolidated half-year financial report based on our review. We conducted our review in accordance with the Auditing Standard on Review Engagements ASRE 2410 Review of a Financial Report Performed by the Independent Auditor of the Entity, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the Corporations Act 2001 including giving a true and fair view of the United Overseas Australia Limited consolidated entity's financial position as at 30 June 2013 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001. As the auditor of United Overseas Australia Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Ltd is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 and its Australian subsidiaries and related entities. GTIL is not an Australian related entity to Grant Thornton Australia Limited.

Liability limited by a scheme approved under Professional Standards Legislation. Liability is limited in those States where a current scheme applies.

For personal use only

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we complied with the independence requirements of the Corporations Act 2001.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of United Overseas Australia Limited is not in accordance with the Corporations Act 2001, including:

- a giving a true and fair view of the consolidated entity's financial position as at 30 June 2013 and of its performance for the half-year ended on that date; and
- b complying with Accounting Standard AASB 134 Interim Financial Reporting and Corporations Regulations 2001.



GRANT THORNTON AUDIT PTY LTD
Chartered Accountants



J W Vibert
Partner - Audit & Assurance

Perth, 29 August 2013

For personal use only