APPENDIX 4D

Name of entity	UNITED OVERSEAS AUSTRALIA LTD
ACN or equivalent company reference	009 245 890
Current reporting period	Half year ended 30 June 2026
Previous reporting period	Half year ended 30 June 2025

Results for announcement to the market

				$'000
Revenue from ordinary activities	Up	10.32%	to	124,651
Profit from ordinary activities after tax attributable to members	Down	7.70%	to	41,173
Net profit for the year attributable to members	Down	7.70%	to	41,173

Dividends	Amount per security	Franked amount per security
Current period		
Final dividend for the year ended 31 December 2025 - paid on 5 June 2026	2.0¢	0¢
Previous corresponding period		
Final dividend for the year ended 31 December 2024 - paid on 6 June 2025	2.0¢	0¢

Brief explanation of the figures reported above

Please refer to the Review and Results of Operations section of the Directors' Report for further comment.

The information in the Half Year Report should be read in conjunction with the details and explanations provided herewith, along with the most recent Annual Report.

Net tangible assets per share

	Current period	Previous corresponding period
Net tangible assets per share	118.92 ¢	118.35 ¢

Dividends

	Amount per security	Franked amount per security at % tax	Amount per security of foreign source dividend
Final dividend for the year ended 31 December 2025	2.0¢	Nil	Nil
Interim dividend for the year ending 31 December 2026	0.5¢	Nil	Nil
Special dividend for the half year ended 30 June 2026	1.5¢	Nil	Nil

Record date for determining entitlements to the dividend	15 October 2026
Payment date for interim dividend	5 November 2026

Dividend reinvestment plans

The Company's dividend reinvestment plan is in operation.

The last date for the receipt of an election notice for dividend reinvestment plan.	20 October 2026

Control gained or lost over entities having material effect

Not applicable.

Details of Associates and Joint Venture Entities

Name of entities	Percentage of holding %		Profit/(loss) contribution $'000	
	30 June 2026	30 June 2025	30 June 2026	30 June 2025
Advanced Informatics & Management Centre Sdn Bhd	30	30	-	-
Asli Security Services Sdn Bhd	30	30	7	41
Dats Property Management Sdn Bhd	49	49	64	22
BD New City Pte Ltd	30	30	65	-
163 TS Pte Ltd	30	-	-	-

Audit review

This report is based on the financial statements reviewed by the auditor which are not subject to any disputes or qualifications.

UNITED OVERSEAS AUSTRALIA LTD
A.C.N. 009 245 890

HALF-YEAR REPORT
30 June 2026

CONTENTS

Corporate Information

Directors

Chong Soon Kong *(ceased on 27 May 2026)*
Pak Lim Kong
Sze Hou Kong *(appointed on 7 April 2026)*
Chee Seng Teo
Stuart Alexander Third
Jeslyn Jacques Wee Kian Leong
May Chee Kong (Alternate Director for C S Kong) *(ceased on 27 May 2026)*

Company Secretary

Stuart Alexander Third

Registered Office

Suite 51,
11 Tanunda Drive
Rivervale
Western Australia 6103

Bankers

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

Share Registry

XCEND
Level 2, 477 Pitt Street
Haymarket NSW 2000

Auditors

Grant Thornton Audit Pty Ltd
Chartered Accountants
Central Park
Level 43, 152-158 St Georges Terrace
Perth, Western Australia 6000

ASX Code: UOS

Directors' Report

Your directors submit their report for the half-year ended 30 June 2026.

DIRECTORS

The names of the Company's directors in office during the half-year and until the date of this report are set out below. Directors were in office for this entire period unless otherwise stated.

C.S. Kong C.P Eng. M.I.E. Aust (Chief Executive Officer) *(ceased on 27 May 2026)*

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

S.H. Kong (Executive Director) *(appointed on 7 April 2026)*

C.S. Teo

S.A. Third B.Bus M.Tax CTA AGIA

J.J.W.K. Leong

M.C. Kong (alternate for C.S. Kong) *(ceased on 27 May 2026)*

REVIEW AND RESULTS OF OPERATIONS

As will be seen from the financial statements the Group recorded an after tax profit of $41.2 million for the six-month period ended 30 June 2026 (30 June 2025: $44.6 million).

OPERATIONAL ACTIVITIES

Current Developments

The current state of on-going developments being carried out by the Company's controlled entities, UOA Development Bhd and UOA Real Estate Investment Trust are detailed below.

RESIDENTIAL

ASTER HILL

Aster Hill is located adjacent to Aster Green Residence (a project completed in year 2022) at Sri Petaling. This project consists of two 32-storey residential towers with a total of 1,150 units.

The construction of this project was completed in the second quarter of 2026. Aster Hill has an estimated GDV of AUD 171 million.

BAMBOO HILLS RESIDENCES

Bamboo Hills Residences is located next to Bamboo Hill's unique dining destination. This project consists of three residential blocks, housing a total of 2,517 units, a retail podium and an approved direct pedestrian link into a Mass Rapid Transit Line 2 station.

This project was launched in July 2024. It is targeted to be completed in 2029 with an estimated GDV of AUD 498 million.

COMMERCIAL

DUO TOWER

Duo Tower is the newest Grade A office building strategically located within The Vertical in Bangsar South. This project consists of two office towers of 35-storey and 39-storey respectively. Tower A consists of a total of 239 office units for sale and Tower B is kept as investment property for rental. The two office towers collectively offer over 1.3 million square feet of office space.

This project was launched in the first half of 2024. It is targeted for completion in 2027 with an estimated GDV of AUD 463 million.

HOSPITALITY OPERATIONS

In the first half of 2026, the overall performance hospitality division remain consistent with improvement in Komune Living & Wellness while there was decline in the conference and event segment.

The Group remains confident in the hospitality segment given that the occupancy rates continued to remain healthy.

AUSTRALIA

Property owned by UOA Leederville Pty Ltd, a 100% owned subsidiary, is currently 81.5% occupied (by tenancy). The property continues to attract further tenants.

The Group's operations continue to be focused on developments outside Australia. The Group will continue to review potential projects and investment opportunities within Australia as they arise. Further investment in Australia will depend on the capital committed to investment in other locations and the assessed returns on the potential projects identified in Australia compared to what can be achieved in other development areas.

VIETNAM

UOA Vietnam Tower continued its leasing activities amidst the challenging market conditions and has achieved 100% occupancy to date.

A second project by UOA Tower TTS for Millenium office tower is located along Tan Trao Street, the main street of the Commercial District in Phu My Hung City Centre and is currently being in progress of construction, expected to be completed for lease in 2029.

In addition, the Group acquired a strategic parcel of land in central business district of Ho Chi Minh City for the development of a commercial office building ("UOA Parc Tower"), further strengthening UOA's footprint in Vietnam. UOA Parc Tower is also in progress of construction and expected to be completed for lease in 2028.

UOA DEVELOPMENT BHD

At the date of this report, the Group holds a 68.57% interest in UOA Development Bhd which is listed on Bursa Malaysia.

UOA REAL ESTATE INVESTMENT TRUST (UOA REIT)

At the time of this report, the Group currently holds 33.80% equity in the UOA REIT.

The trust has declared a distribution of 1.40 cents per unit for the period ended 30 June 2026 and the Group will receive a gross distribution payment of $5.2 million for the period.

DIRECTORS' REPORT

Dividend

The Directors have recommended an interim dividend of 0.5 cents per share be paid from profits recorded in this period.

The Directors have also considered the present cash position of the Group and its upcoming requirements for projects and other commitments, and have recommended a special dividend of 1.5 cents per share be paid.

Rounding

United Overseas Australia Ltd is a type of Company referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183 and therefore the amounts contained in this report and in the financial report have been rounded to nearest $1,000, or in certain cases, to the nearest dollar.

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 2026 is attached.

Signed in accordance with the resolution of Directors.

P.L. Kong
Director

Malaysia
28 August 2026

DIRECTORS' DECLARATION

(1) In the opinion of the Directors of United Overseas Australia Ltd:

(a) The condensed consolidated financial statements and notes of United Overseas Australia Ltd are in accordance with the *Corporations Act 2001*, including:

(i) Giving a true and fair view of its Consolidated financial position as at 30 June 2026 and of its performance for the half-year ended on that date; and

(ii) Complying with Accounting Standard AASB 134 *Interim Financial Reporting*; and

(b) There are reasonable grounds to believe that United Overseas Australia Ltd will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors made pursuant to section 303(5)(a) of the *Corporations Act 2001*.

On behalf of the Board

Pak Lim Kong
Director

Malaysia
28 August 2026

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income
for the Half-Year Ended 30 June 2026

		CONSOLIDATED	
	Notes	June 2026 $'000	June 2025 $'000
Property and construction revenue	5	124,651	112,989
Cost of sales	5	(80,102)	(62,081)
Gross profit		44,549	50,908
Other revenues	5	104,937	100,869
Other income	5	440	3,213
Fair value adjustment on investment properties		(4,407)	(18)
Impairment losses on financial assets		(83)	(68)
Inventories written down		(1,850)	(1,911)
General and administrative expenses	5	(65,859)	(67,926)
Foreign exchange loss		(1,364)	(10,459)
Share of profit of associate companies		136	63
Finance income		10,984	11,110
Finance costs		(4,695)	(4,355)
Profit before income tax		82,788	81,426
Income tax expense		(16,519)	(14,366)
Profit for the period		66,269	67,060
Other comprehensive income, net of tax			
Items that may be subsequently reclassified to profit or loss			
Exchange differences on translating foreign operations		(70,031)	(4,306)
Items that will not be reclassified to profit or loss			
Changes in the fair value of equity investments at fair value through other comprehensive income		(544)	(285)
Other comprehensive loss for the period		(70,575)	(4,591)
TOTAL COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD		(4,306)	62,469
Profit attributable to:			
Owners of the parent		41,173	44,607
Non-controlling interests		25,096	22,453
		66,269	67,060
Total comprehensive income attributable to:			
Owners of the parent		(29,250)	40,202
Non-controlling interests		24,944	22,267
		(4,306)	62,469
Earnings per share (cents per share)			
basic for profit for the half-year	6	2.41	2.67
diluted for profit for the half-year		2.41	2.67

The accompanying notes form part of this financial report.

Condensed Consolidated Statement of Financial Position
As at 30 June 2026

	Notes	CONSOLIDATED As At 30 June 2026 $'000	As At 31 December 2025 $'000
ASSETS			
Current assets			
Cash and cash equivalents	7	746,173	772,253
Trade and other receivables		67,023	64,434
Contract assets		97,176	85,859
Amount owing by associate companies		105,132	103,931
Inventories		511,069	497,818
Current tax assets		20,833	22,356
Total current assets		1,547,406	1,546,651
Non-current assets			
Property, plant and equipment		140,897	148,741
Investment properties		1,722,799	1,744,511
Land held for property development		160,909	170,708
Investment in associates		2,900	4,939
Equity investments		9,942	10,595
Other receivables		3,088	811
Deferred tax assets		15,446	14,698
Total non-current assets		2,055,981	2,095,003
TOTAL ASSETS		3,603,387	3,641,654
LIABILITIES			
Current liabilities			
Trade and other payables		199,715	186,571
Contract liabilities		11,548	12,755
Amount owing to associate companies		287	17
Other financial liabilities	8	251,581	263,615
Current tax liabilities		7,405	9,369
Total current liabilities		470,536	472,327
Non-current liabilities			
Other payables		12,258	14,685
Other financial liabilities	8	16,447	485
Deferred tax liabilities		32,942	34,448
Total non-current liabilities		61,647	49,618
TOTAL LIABILITIES		532,183	521,945
NET ASSETS		3,071,204	3,119,709
EQUITY			
Parent entity interest			
Share capital	9	422,457	390,044
Reserves	10	102,419	172,842
Retained earnings		1,559,552	1,552,564
Total attributable to owners of parent		2,084,428	2,115,450
Total non-controlling interests		986,776	1,004,259
TOTAL EQUITY		3,071,204	3,119,709

The accompanying notes form part of this financial report.

Condensed Consolidated Statement of Cash Flows
for the Half-Year Ended 30 June 2026

	Notes	CONSOLIDATED June 2026 $'000	June 2025 $'000
Cash flows from operating activities			
Profit before income tax		82,788	81,426
Adjustments for:			
Impairment losses on financial assets		82	68
Bad debts written off		2	25
Depreciation of property, plant and equipment		3,747	4,065
Dividend income		(253)	(29)
Fair value adjustment on investment properties		4,407	18
Finance costs		4,695	4,355
Foreign currency loss		1,368	10,459
Gain on disposal of investment properties		(352)	-
Interest income		(10,984)	(11,110)
Inventories written down		1,850	1,911
Gain on disposal of property, plant and equipment		(50)	(160)
Inventories written off		3	1
Property, plant and equipment written off		13	3
Share of profit of associate companies		(136)	(63)
Operating profit before working capital changes		87,180	90,969
Net changes in inventories		(31,876)	(5,208)
Net changes in receivables		(7,148)	14,871
Net changes in contract assets		(14,442)	12,603
Net changes in payables		19,080	(23,780)
Net changes in contract liabilities		(741)	5,839
Cash from operations		52,053	95,294
Interest paid		(4,675)	(4,355)
Interest received		10,984	11,110
Income taxes paid		(18,983)	(12,703)
Net cash generated from operating activities		39,379	89,346
Cash flows from investing activities			
(Advances to)/repayment from associate companies		(6,400)	810
Acquisition of additional shares in existing subsidiaries		(179)	-
Acquisition of shares in new subsidiary company, net of cash		-	24
Dividend received from associate company		5,190	-
Dividend received		253	29
Payment for purchase of equity investments		(145)	(131)
Payment for purchase of investment properties		(42,241)	(20,688)
Payment for purchase of property, plant and equipment		(1,470)	(3,347)
Proceeds from sale of investment properties		1,602	-
Proceeds from sale of property, plant and equipment		455	3,437
Net cash used in investing activities		(42,935)	(19,866)
Cash flows from financing activities			
(Repayment to)/advances from other entities		(1,166)	4,411
Advances from associate companies		272	205
Dividends paid to non-controlling shareholders of subsidiary companies		(6,465)	(4,771)
Dividends paid to owners of the Company		(1,686)	(16,785)
Payment of lease liabilities		(120)	(101)
Drawdown of borrowings		79,068	7,246
Repayment of borrowings		(65,980)	(13,014)
Net cash from/(used in) financing activities		3,923	(22,809)
Net increase in cash and cash equivalents		367	46,671
Cash and cash equivalents at beginning of period		772,253	803,363
Net foreign exchange differences		(26,447)	(4,220)
Cash and cash equivalents at end of period	7	746,173	845,814

The accompanying notes form part of this financial report.

Condensed Consolidated Statement of Changes in Equity
for the Half-Year Ended 30 June 2026

	Attributable to owners of parent						
	Share capital $'000	Retained earnings $'000	Foreign exchange reserves $'000	Other reserve $'000	Total $'000	Non-controlling interests $'000	Total equity $'000
Balance at 1 January 2025	368,549	1,452,761	161,059	3,361	1,985,730	916,799	2,902,529
Dividends paid	-	(33,342)	-	-	(33,342)	(4,771)	(38,113)
Shares issued during the year - dividend re-investment plan	16,557	-	-	-	16,557	-	16,557
Other changes in non-controlling interests	-	-	-	-	-	3,995	3,995
Change in stake	-	-	-	-	-	18	18
Transaction with owners	**385,106**	**1,419,419**	**161,059**	**3,361**	**1,968,945**	**916,041**	**2,884,986**
Profit for the period	-	44,607	-	-	44,607	22,453	67,060
Other comprehensive income:							
Changes in the fair value of equity investments at fair value through other comprehensive income	-	-	-	(99)	(99)	(186)	(285)
Exchange differences on translation of foreign operations	-	-	(4,306)	-	(4,306)	-	(4,306)
Total comprehensive income for the period	**-**	**44,607**	**(4,306)**	**(99)**	**40,202**	**22,267**	**62,469**
Balance at 30 June 2025	**385,106**	**1,464,026**	**156,753**	**3,262**	**2,009,147**	**938,308**	**2,947,455**

The accompanying notes form part of this financial report.

Condensed Consolidated Statement of Changes in Equity (continued)
for the Half-Year Ended 30 June 2026

	Attributable to owners of parent						
	Share capital $'000	Retained earnings $'000	Foreign exchange reserves $'000	Other reserve $'000	Total $'000	Non-controlling interests $'000	Total equity $'000
Balance at 1 January 2026	390,044	1,552,564	169,868	2,974	2,115,450	1,004,259	3,119,709
Dividends paid	-	(34,099)	-	-	(34,099)	(6,465)	(40,564)
Shares issued during the year - dividend re-investment plan	32,413	-	-	-	32,413	-	32,413
Other changes in non-controlling interests	-	-	-	-	-	(35,869)	(35,869)
Change in stake	-	(86)	-	-	(86)	(93)	(179)
Transaction with owners	**422,457**	**1,518,379**	**169,868**	**2,974**	**2,113,678**	**961,832**	**3,075,510**
Profit for the period	-	41,173	-	-	41,173	25,096	66,269
Other comprehensive income:							
Changes in the fair value of equity investments at fair value through other comprehensive income	-	-	-	(392)	(392)	(152)	(544)
Exchange differences on translation of foreign operations	-	-	(70,031)	-	(70,031)	-	(70,031)
Total comprehensive income for the period	**-**	**41,173**	**(70,031)**	**(392)**	**(29,250)**	**24,944**	**(4,306)**
Balance at 30 June 2026	**422,457**	**1,559,552**	**99,837**	**2,582**	**2,084,428**	**986,776**	**3,071,204**

The accompanying notes form part of this financial report.

Notes to the Condensed Interim Consolidated Financial Statements for the Half-Year Ended 30 June 2026

1. Nature of operations

The principal activities of United Overseas Australia Ltd and subsidiaries (the Group) include the land development and resale, holding of investment properties to generate rental income, operations of hotel and food and beverage outlets, provision of facilities support services and carpark operations, revenue from money lending services and provision of management services.

2. General information and basis of preparation

The interim condensed consolidated financial statements of United Overseas Australia Ltd and its subsidiaries (collectively, the Group) for the six months ended 30 June 2026 were authorised for issue in accordance with a resolution of the directors on 28 August 2026.

The interim condensed consolidated financial statements for the six months ended 30 June 2026 have been prepared in accordance with Corporations Act 2001 and AASB 134 Interim Financial Reporting. The Group has prepared the financial statements on the basis that it will continue to operate as a going concern. The Directors consider that there are no material uncertainties that may cast significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2025.

3. Material accounting policies and new standards adopted

The material accounting policies adopted in the preparation of the condensed interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of new standards effective as of 1 January 2026. One amendment applies for the first time in 2026, but does not have a material impact on the on the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

4. Estimates and judgements

When preparing the interim financial statements, management undertakes a number of judgements, estimates and assumptions about recognition and measurement of assets, liabilities, income and expenses. The actual results may differ from the judgements, estimates and assumptions made by management, and will seldom equal the estimated results.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

The judgements, estimates and assumptions applied in the interim financial statements, including the key sources of estimation uncertainty were the same as those applied in the Group's last annual financial statements for the year ended 31 December 2025. The only exception is the estimate of the provision for income taxes which is determined in the interim financial statements using the estimated average annual effective income tax rate applied to the pre-tax income of the interim period.

5. Revenue

The Group's revenue disaggregated by pattern of revenue recognition is as follows:

	CONSOLIDATED	
	June 2026	June 2025
Types of revenue	**$'000**	**$'000**
Property and construction revenue		
Sales of inventories	12,961	15,147
Sales of development properties	111,690	97,842
	124,651	112,989
Timing of recognition		
Performance obligation satisfied at a point in time	12,961	15,147
Performance obligation satisfied over time	111,690	97,842
	124,651	112,989

The transaction price allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) as at 30 June 2026:

	Total
	$'000
Sale of development properties under construction	195,771

The remaining performance obligations are expected to be recognised within 1-3 years which are in accordance with the agreed time frames stated in the sale and purchase agreement signed with purchasers.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

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

		CONSOLIDATED	
		June 2026 $'000	June 2025 $'000
(i)	**Other revenues**		
	Rental revenue	59,176	55,241
	Parking fee revenue	11,661	11,340
	Hotel operations revenue	27,641	26,921
	Healthcare operations revenue	2,999	4,254
	Dividends received from investments – other corporations	253	29
	Other services	3,207	3,084
		104,937	100,869
(ii)	**Other income**		
	Gain on disposal of property, plant and equipment	50	160
	Gain on re-measurement of short term investments	38	3,053
	Gain on disposal of investment properties	352	-
		440	3,213
(iii)	**Cost of sales**		
	Development expenses	80,102	62,081
(iv)	**General and administrative expenses**		
	Depreciation and amortisation	3,747	4,065
	Employee benefit expenses	19,282	18,408
	Property, plant and equipment written off	13	3
	Property maintenance expenses	24,304	25,135
	Marketing expenses	1,483	2,532
	Professional expenses	1,965	1,845
	Other expenses	15,065	15,938
		65,859	67,926

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

6. Earnings per share

Both the basic and diluted earnings per share have been calculated using the profit attributable to shareholders of the Parent Company (United Overseas Australia Ltd) as the numerator, i.e. no adjustments to profits were necessary during the six months period to 30 June 2026 and 30 June 2025.

The weighted average number of shares for the purposes of the calculation of diluted earnings per share can be reconciled to the weighted average number of ordinary shares used in the calculation of basic earnings per share as follows:

	CONSOLIDATED	
	30 June 2026	**30 June 2025**
Profit attributable to owners of the parent company ($'000)	41,173	44,607
Weighted average number of shares used in basic earnings per share ('000)	1,711,835	1,671,313
Net earnings per ordinary share (cents)	2.41	2.67

7. Cash and cash equivalents

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

	CONSOLIDATED	
	30 June 2026 $'000	**31 December 2025 $'000**
Cash at bank and in hand	93,292	91,652
Short term bank deposits	91,813	113,053
Short term investments	561,068	567,548
	746,173	772,253

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

8. Other financial liabilities

	CONSOLIDATED	
	30 June 2026 $'000	31 December 2025 $'000
Current		
Revolving credit	251,323	263,377
Lease liabilities	258	238
	251,581	263,615
Non-current		
Term loan	16,007	-
Lease liabilities	440	485
	16,447	485
	268,028	264,100

During the half-year ended 30 June 2026, the Group secured a new secured loan amount denominated in Vietnamese Dong amounting to $16,007,000.

9. Share capital

	30 June 2026		31 December 2025	
	Number of shares	$'000	Number of shares	$'000
Shares issued and fully paid:				
• Beginning of the year	1,704,973,596	390,044	1,667,092,296	368,549
• Share issued under dividend re-investments plan	47,764,885	32,413	37,881,300	21,495
Shares issued and fully paid	1,752,738,481	422,457	1,704,973,596	390,044

The final dividend for year ended 31 December 2025 was paid on 5 June 2026. Some shareholders elected to take ordinary shares in lieu of cash, totalling 47,764,885 shares.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

10. Reserves

The following tables show the movements in reserves:

	CONSOLIDATED		
	Translation reserve $'000	**Fair value reserves $'000**	**Total $'000**
Balance at 1 January 2026	169,868	2,974	172,842
Exchange differences on translating foreign operations	(70,031)	-	(70,031)
Changes in fair value of equity investments at fair value through other comprehensive income	-	(392)	(392)
Balance at 30 June 2026	99,837	2,582	102,419

	CONSOLIDATED		
	Translation reserve $'000	**Fair value reserves $'000**	**Total $'000**
Balance at 1 January 2025	161,059	3,361	164,420
Exchange differences on translating foreign operations	8,809	-	8,809
Changes in fair value of equity investments at fair value through other comprehensive income	-	(387)	(387)
Balance at 31 December 2025	169,868	2,974	172,842

11. Seasonal fluctuations

The business operations of the Group during period under review have not been materially affected by any seasonal or cyclical factors.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

12. Dividends

Dividends paid during the half year ended 30 June as follow:

	CONSOLIDATED	
	30 June 2026 $'000	30 June 2025 $'000
Final dividend of 2.0 cents per share, unfranked, paid on 5 June 2026	34,099	-
Final dividend of 2.0 cents per share, unfranked, paid on 6 June 2025	-	33,342
	34,099	33,342

13. Contingent liabilities

There were no changes to contingent liabilities during the period under review.

14. Fair value measurement of financial instruments

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

14.1 Fair value hierarchy

* Level 1 : quoted prices (unadjusted) in active markets for identical assets or liabilities
* Level 2 : inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
* Level 3 : inputs for the asset or liability that is not based on observable market data (unobservable inputs)

14.2 Measurement of fair value of financial instruments

The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared to the previous reporting period.

The Group did not measure any financial assets or financial liabilities at fair value on a non-recurring basis as at 30 June 2026.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

Certain financial assets of the Group are measured and recognised at fair value at 30 June 2026 and 31 December 2025 on a recurring basis are as follows:

	30 June 2026 $'000	31 December 2025 $'000	Fair value hierarchy	Valuation method and key inputs
Financial assets				
Equity investments				
Quoted shares	7,079	7,739	Level 1	Quoted bid price in active market
Unquoted shares	2,863	2,856	Level 3	Carrying value deemed fair value
	9,942	10,595		

All carrying amounts financial assets and liabilities of the Group are considered to be a reasonable approximation of their value.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

15. Operating segments

	Investment		Land development and resale		Others		Elimination		Consolidated	
	June 2026 $'000	June 2025 $'000	June 2026 $'000	June 2025 $'000	June 2026 $'000	June 2025 $'000	June 2026 $'000	June 2025 $'000	June 2026 $'000	June 2025 $'000
Segment revenue										
Sales to customers outside the group	-	-	124,651	112,989	-	-	-	-	124,651	112,989
Other revenues from customers out side the group	64,545	66,015	27,355	16,648	9,070	21,401	-	-	100,970	104,064
Inter segment revenue	155,775	163,210	94,566	96,251	2,192	1,304	(252,533)	(260,765)	-	-
Total revenue	220,320	229,225	246,572	225,888	11,262	22,705	(252,533)	(260,765)	225,621	217,053
Segment net operating profit after tax	17,263	7,977	47,756	49,654	1,064	9,206	-	-	66,083	66,837

Reconciliation of segment net operating profit after tax to profit after tax as presented in its financial statements as follows:

Segment net operating profit after tax	66,083	66,837
Gain on disposal of property, plant and equipment	50	160
Result from equity accounted investments	136	63
Total net profit after tax per profit or loss	66,269	67,060

The consolidated entity operates predominantly in two businesses; investment and land development and resale, and within four geographical segments; Australia, Malaysia, Singapore and Vietnam. The Australian, Singapore and Vietnam operations predominantly relate to the investment segment, with the remainder of the segments being related to the Malaysian operations.

The land development and resale business is predominantly focused on residential and commercial developments in Malaysia, whilst the investment business is made up of both property and share portfolios in Malaysian assets.

Inter segment pricing is based on normal terms and conditions.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

15. Operating segments (continued)

	Investment		Land development and resale		Others		Elimination		Consolidated	
	June 2026	June 2025	June 2026	June 2025	June 2026	June 2025	June 2026	June 2025	June 2026	June 2025
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Segment assets	2,023,967	1,939,005	1,498,677	1,431,560	34,522	37,120	-	-	3,557,166	3,407,685
Reconciliation of segment operating assets to total assets										
Segment operating assets									3,557,166	3,407,685
Equity investments									9,942	10,751
Deferred tax assets									15,446	15,972
Current tax assets									20,833	18,049
Total assets as per the statement of financial position									3,603,387	3,452,457
Segment liabilities	324,526	320,326	154,423	134,920	12,887	12,207	-	-	491,836	467,453
Reconciliation of segment operating liabilities to total liabilities										
Segment operating liabilities									491,836	467,453
Deferred tax liabilities									32,942	30,094
Current tax liabilities									7,405	7,455
Total liabilities per the statement of financial position									532,183	505,002

The consolidated entity operates predominantly in two businesses; investment and land development and resale, and within four geographical segments; Australia, Malaysia, Singapore and Vietnam. The Australian, Singapore and Vietnam operations predominantly relate to the investment segment, with the remainder of the segments being related to the Malaysian operations.

The land development and resale business is predominantly focused on residential and commercial developments in Malaysia, whilst the investment business is made up of both property and share portfolios in Malaysian assets.

Inter segment pricing is based on normal terms and conditions.

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

16. Capital commitments

The Group has the following capital commitments at 30 June 2026:

	$'000
Purchase of plant and equipment	152
Purchase of investment property	152,533
	152,685

17. 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

Transactions with associated companies.

	Transaction value	
	June 2026	June 2025
	$	$
Security services payable	1,322,549	963,406
Rental receivable	27,257	38,659
Administrative fee payable	137,324	123,560
Management fee payable	723,094	582,953
Landscaping fee payable	93,337	71,678
Electricity supply	5,035	-
	2,308,596	1,780,256

Notes to the Condensed Interim Consolidated Financial Statements (Continued) for the Half-Year Ended 30 June 2026

18. Financial assets and financial liabilities

The carrying amounts of financial assets and financial liabilities in each category are as follows:

30 June 2026	Amortised cost $'000	FVOCI* $'000	Total $'000
Financial assets			
Equity investments	-	9,942	9,942
Other receivables	3,088	-	3,088
Trade and other receivables	67,023	-	67,023
Amount owing by associate companies	105,132	-	105,132
Cash and cash equivalents	746,173	-	746,173
Total financial assets	921,416	9,942	931,358

31 December 2025	Amortised cost $'000	FVOCI* $'000	Total $'000
Financial assets			
Equity investments	-	10,595	10,595
Other receivables	811	-	811
Trade and other receivables	64,434	-	64,434
Amount owing by associate companies	103,931	-	103,931
Cash and cash equivalents	772,253	-	772,253
Total financial assets	941,429	10,595	952,024

At the reporting date and for all years presented, the Group carries only financial liabilities measured at amortised cost on its statement of financial position.

* Fair value through other comprehensive income

19. Events after the reporting date

There have been no other material events subsequent to reporting date which will impact on the state of affairs of the consolidated entity in future reporting periods.

Grant Thornton

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Independent Auditor's Review Report

To the Members of United Overseas Australia Ltd

Report on the half year financial report

Conclusion

We have reviewed the accompanying half year financial report of United Overseas Australia Ltd (the Company) and its subsidiaries (the Group), which comprises the condensed consolidated statement of financial position as at 30 June 2026, and the condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the half year ended on that date, including material accounting policy information, other selected explanatory notes, and the directors' declaration.

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

a giving a true and fair view of the Group's financial position as at 30 June 2026 and of its performance for the half year ended on that date; and

b complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations *2001*.

Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Financial Report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES *110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibility for the half-year financial report

The Directors of the Company 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 internal control as the Directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's responsibility for the review of the financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with 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 Group's financial position as at 30 June 2026 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*.

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.

Grant Thornton

Grant Thornton Audit Pty Ltd
Chartered Accountants

B E Burgess
Partner – Audit & Assurance

Perth, 28 August 2026

Grant Thornton

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Auditor's Independence Declaration

To the Directors of United Overseas Australia Ltd

In accordance with the requirements of section 307C of the *Corporations Act 2001*, as lead auditor for the review of United Overseas Australia Ltd for the half-year ended 30 June 2026. 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

Grant Thornton Audit Pty Ltd
Chartered Accountants

B E Burgess
Partner – Audit & Assurance

Perth, 28 August 2026