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ASX ANNOUNCEMENT

26 SEPTEMBER 2025

SHARE PURCHASE AGREEMENT RELATING TO THE ACQUISITION OF LAND IN VIETNAM – SATISFACTION OF CONDITIONS

United Overseas Australia Ltd (**ASX: UOS**, **Company**) refers to its announcement of 24 July 2025 noting that the UOA Vietnam Pte Ltd (**UOAV**), a wholly owned subsidiary of the Company, had executed a Share Purchase Agreement (**SPA**) for the acquisition of 100% of the shares in a company in Vietnam, VIAS Hong Ngoc Bao Joint Stock Company (**Target Company)**, for VND1,775,000,000,000 (approximately US$68,270,000, AU$103,707,000), subject to due diligence and other conditions precedent.

The Company is pleased to announce that all conditions under the SPA have been satisfied and the shares in the Target Company are being transferred to the wholly owned entities UOA Vietnam Pte Ltd, UTD Vietnam Pte Ltd, and UTM Vietnam Pte Ltd. The acquisition of the shares provides the UOA Group unencumbered title to a parcel of land within the former District 1 in Ho Chi Minh City consisting of more than 2,000 sqm.

The location is among the most desired for premium office spaces due to its high concentration of Grade-A and Grade-B office towers that attract multinational corporations, financial institutions and leading domestic companies.

The acquisition is being financed via reserves and is part of the Company’s plan to strengthen income streams and diversify its portfolio, with properties across Australia, Malaysia, Singapore and Vietnam.

A high-quality, sustainable Grade A office development is planned for the Ho Chi Minh site, which will yield about 20,000 sq m gross floor area of office space. Construction will begin in Q4 2025, with targeted completion in Q2 2028 and an estimated total investment value of US$120,000,000 (AU$182,300,000).

“Our expansion in fast-growing Vietnam capitalises on its government-led transition to a global financial hub, with heavy state investment in high-tech sectors and infrastructure,” said Dickson Kong, Head of Investment at United Overseas Australia Ltd.

“This acquisition will elevate our total GFA footprint to almost 120,000 sq m in Ho Chi Minh City. We are also actively exploring residential development opportunities in Vietnam, leveraging our strong track record. With the country strongly headed towards more sustainable development, UOA aims to partner with Vietnam towards a greener urban future.”

For further enquiries, please contact:
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About United Overseas Australia Ltd

*United Overseas Australia Ltd, together with its subsidiaries and associates (**UOA Group**), is a highly reputable and diversified real estate group in Asia with a proven track record in delivering integrated, end-to-end expertise across the real estate value chain—from development and investment to construction and asset management.*

Through its listed entities (United Overseas Australia Ltd, dual-listed in Australia and Singapore; UOA Real Estate Investment Trust and UOA Development Bhd in Malaysia), as well as its subsidiary in Vietnam (UOA Vietnam Pte Ltd), the UOA Group drives long-term value creation by seamlessly aligning investment strategies with disciplined execution across Asia's dynamic property markets.

Its diverse portfolio spans large-scale residential and commercial developments in key urban centres, hospitality assets that support tourism-driven economies, and modern healthcare facilities that meet the demands of rapidly growing populations. With deep market insights, strategic capital management, and a commitment to excellence, the UOA Group continues to deliver impactful developments that elevate the built environment, and enhance urban living in the region.