

November 13, 2025

Stuart Alexander Third
Company Secretary
United Overseas Australia Ltd
Suite 51, 11 Tanunda Drive
Rivervale, WA 6103
Australia

Dear Sir,

**NOTICE OF DIRECTOR'S (INCLUDING DIRECTOR WHO IS A SUBSTANTIAL SHAREHOLDER)
INTEREST AND CHANGE OF INTEREST**

Notice is hereby given that on 13 November 2025 , I have received the following UOA shares via the Dividend Reinvestment Plan at a consideration of AUD0.6744 per share.

Following are the respective changes in direct and/or deemed interest:-

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
06/11/25	Kong Chong Soon	Pursuant to Dividend Reinvestment Plan	AUD 16,566.81	24,565	24,565
As above	Griyajaya Sdn Bhd	Pursuant to Dividend Reinvestment Plan	AUD 15.20	23	23
As above	Transmetro Sdn Bhd	Pursuant to Dividend Reinvestment Plan	AUD 654,914.40	971,107	971,107
As above	KMSA Investments Pte Ltd	Pursuant to Dividend Reinvestment Plan	AUD 873,525.27	1,295,262	1,295,262
As above	CSCH Global Pte Ltd	Pursuant to Dividend Reinvestment Plan	AUD 582,350.63	863,507	863,507
As above	Kong Chong Soon Family via Chin Wai Chee, Kong Ai Chee, Kong Sze Choon and Kong May Chee, Trust Account	Pursuant to Dividend Reinvestment Plan	AUD 3,100,443.72	4,597,336	4,597,336

Following are my current deemed interest in companies and individuals associated to me:

Relevant interest holder	Registered holder of securities	Address	Person's votes
Kong Chong Soon	Kong Chong Soon	Suite G-1 Vertical Corporate Tower B Avenue 10, The Vertical Bangsar South City No. 8, Jalan Kerinchi 59200 Kuala Lumpur, Malaysia	3,337,926
Griyajaya Sdn Bhd	Griyajaya Sdn Bhd	Same as above	3,063
Transmetro Sdn Bhd	Transmetro Sdn Bhd	Same as above	131,953,986
KMSA Investments Pte Ltd	KMSA Investments Pte Ltd	Same as above	237,187,075
CSCH Global Pte Ltd	CSCH Global Pte Ltd	Same as above	158,124,718
Kong Chong Soon Family via Chin Wai Chee, Kong May Chee, Kong Ai Chee and Kong Sze Choon, Trust	n/a	Same as above	737,402,484
Grand Total			1,268,009,252

Total deemed interest increase from 1,260,257,452 to 1,268,009,252 or 74.24% to 74.37% of the total issued capital of UOA Ltd.

We trust that the above is in order and kindly make the necessary disclosure on the ASX and SGX accordingly.

For and on behalf of

Kong Chong Soon

Form 604

Corporations Action 2001
Section 671B

Notice of Change of interests of substantial shareholder

To Company Name/Scheme : United Overseas Australia Ltd
ACN/ARSN : 009 245 890

1. Details of substantial shareholder(1)

Name : Kong Chong Soon on behalf of itself and each of the persons (together
Kong Chong Soon Group) named in the list of
2 pages annexed to this notice and marked Annexure A.

ACN/ARSN (if applicable) : N/a

There was a change in interests of the substantial holder on : 6 November 2025

The previous notice was given to the company on : 15 June 2025

The previous notice was dated : 15 June 2025

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:-

Class of securities(4)	Previous notice		Present Notice	
	Person's votes	Voting power(5)*	Person's votes	Voting power(5)*
Ordinary shares	1,260,257,452	74.24%	1,268,009,252	74.37%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial shareholder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:-

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected

06/11/2025	Griyajaya Sdn Bhd	Pursuant to Dividend Reinvestment Plan	AUD 15.20	23	23
As above	Transmetro Sdn Bhd	Pursuant to Dividend Reinvestment Plan	AUD 654,914.40	971,107	971,107
As above	KMSA Investments Pte Ltd	Pursuant to Dividend Reinvestment Plan	AUD 873,525.27	1,295,262	1,295,262
As above	CSCH Global Pte Ltd	Pursuant to Dividend Reinvestment Plan	AUD 582,350.63	863,507	863,507
As above	Kong Chong Soon Family via Chin Wai Chee, Kong Ai Chee, Kong Sze Choon and Kong May Chee, Trust Account	Pursuant to Dividend Reinvestment Plan	AUD 3,100,443.72	4,597,336	4,597,336

4. Present relevant interest

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:-

Holder of relevant interest	Registered holder of securities	Person entitled to be registered holder(8)	Nature of the relevant interest (6)	Class and number of securities	Person's votes
Each of Kong Chong Soon Group	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:-

Name and ACN/ARSN (if applicable)	Nature of Association
N/a	N/a

6. Addresses

The addresses of persons named in this form are as follows:-

Name	Address
Kong Chong Soon	UOA Corporate Tower. Lobby A, Avenue 10, The Vertical, Bangsar South City. No. 8, Jalan Kerinchi, 59200 Kuala Lumpur
Each of Kong Chong Soon Group	As set out in the list of 2 pages annexed to this notice and marked Annexure A

Signature

Print name

Kong Choon Soon

capacity

Director

Sign here

date

13-Nov-25

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of the group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangements; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any persons from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details may be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A

Kong Chong Soon Group Entities

This is Annexure A of 2 pages referred to in the Form 604 (Notice of Change of Interest in Substantial Shareholder) signed by me and dated

Name: Kong Chong Soon

Capacity: N/A

Date: November 13, 2025

Relevant interest holder	Registered holder of securities	Address	Person's votes
Kong Chong Soon	Kong Chong Soon	Suite G-1 Vertical Corporate Tower B Avenue 10, The Vertical Bangsar South City No. 8, Jalan Kerinchi 59200 Kuala Lumpur, Malaysia	3,337,926
Griyajaya Sdn Bhd	Griyajaya Sdn Bhd	Same as above	3,063
Transmetro Sdn Bhd	Transmetro Sdn Bhd	Same as above	131,953,986
KMSA Investments Pte Ltd	KMSA Investments Pte Ltd	Same as above	237,187,075
CSCH Global Pte Ltd	CSCH Global Pte Ltd	Same as above	158,124,718
Kong Chong Soon Family via Chin Wai Chee, Kong May Chee, Kong Ai Chee and Kong Sze Choon, Trust Account	n/a	Same as above	737,402,484
Grand Total			1,268,009,252

November 13, 2025

Stuart Alexander Third
Company Secretary
United Overseas Australia Ltd
Suite 51, 11 Tanunda Drive
Rivervale, WA 6103
Australia

Dear Sir,

**NOTICE OF DIRECTOR'S (INCLUDING DIRECTOR WHO IS A SUBSTANTIAL SHAREHOLDER)
INTEREST AND CHANGE OF INTEREST**

Notice is hereby given that on 13 November 2025 , I have received the following UOA shares via the Dividend Reinvestment Plan at a consideration of AUD0.6744 per share.

Following are the respective changes in direct and/or deemed interest:-

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
06/11/25	Griyajaya Sdn Bhd	Pursuant to Dividend Reinvestment Plan	AUD 15.20	23	23
As above	Metrowana Development Sdn Bhd	Pursuant to Dividend Reinvestment Plan	AUD 723,576.43	1,072,919	1,072,919
As above	Kong Pak Lim Family via Wong Kiu Ngiuk and Lucas Kong Seng Lok, Trust Account	Pursuant to Dividend Reinvestment Plan	AUD 3,091,959.17	4,584,756	4,584,756

Following are the respective changes in direct and/or deemed interest:-

Relevant interest holder	Registered holder of securities	Address	Person's votes
Griyajaya Sdn Bhd	Griyajaya Sdn Bhd	Suite G-1 Vertical Corporate Tower B Avenue 10, The Vertical Bangsar South City No. 8, Jalan Kerinchi 59200 Kuala Lumpur, Malaysia	3,063
Metrowana Development Sdn Bhd	Metrowana Development Sdn Bhd	Same as above	145,788,205
Accomplished Portfolio Sdn Bhd	Accomplished Portfolio Sdn Bhd	Same as above	63,178,038
Kong Pak Lim Family via Wong Kiu Ngiuk and Lucas Kong Seng Lok, Trust Account	n/a	Same as above	735,509,669
Grand Total			944,478,975

Total deemed interest increase from 938,821,277 to 944,478,975 or 55.30% to 55.40% of the total issued capital of UOA Ltd.

We trust that the above is in order and kindly make the necessary disclosure on the ASX and SGX accordingly.

For and on behalf of

Kong Pak Lim

Form 604

Corporations Action 2001
Section 671B

Notice of Change of interests of substantial shareholder

To Company Name/Scheme : United Overseas Australia Ltd
ACN/ARSN : 009 245 890

1. Details of substantial shareholder(1)

Name : Kong Pak Lim on behalf of itself and each of the persons (together
Kong Pak Lim Group) named in the list of
2 pages annexed to this notice and marked Annexure A.

ACN/ARSN (if applicable) : n/a

There was a change in interests of the substantial holder on : 6 November 2025

The previous notice was given to the company on : 15 June 2025

The previous notice was dated : 15 June 2025

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:-

Class of securities(4)	Previous notice		Present Notice	
	Person's votes	Voting power(5)*	Person's votes	Voting power(5)*
Ordinary shares	938,821,277	55.30%	944,478,975	55.40%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial shareholder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:-

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
06/11/25	Griyajaya Sdn Bhd	Pursuant to Dividend Reinvestment Plan	AUD 15.20	23	23
As above	Metrowana Development	Pursuant to Dividend	AUD 723,576.43	1,072,919	1,072,919

As above	Kong Pak Lim Family via Wong Kiu Ngiuk and Lucas Kong Seng Lok, Trust Account	Pursuant to Dividend Reinvestment Plan	AUD 3,091,959.17	4,584,756	4,584,756
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4. Present relevant interest

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:-

Holder of relevant interest	Registered holder of securities	Person entitled to be registered holder(8)	Nature of the relevant interest (6)	Class and number of securities	Person's votes
Kong Pak Lim	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A
Each of Kong Pak Lim Group	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A	Refer to Annexure A

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:-

Name and ACN/ARSN (if applicable)	Nature of Association
n/a	n/a

6. Addresses

The addresses of persons named in this form are as follows:-

Name	Address
Kong Pak Lim	Suite G-1, Vertical Corporate Tower B, Avenue 10, The Vertical, Bangsar South City, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.
Each of Kong Pak Lim Group	As set out in the list of 2 pages annexed to this notice and marked Annexure A

Signature

Print nameKong Pak Limcapacity

Sign here date13-Nov-25

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of the group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangements; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any persons from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details may be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A

Kong Pak Lim Group Entities

This is Annexure A of 2 pages referred to in the Form 604 (Notice of Change of Interest in Substantial Shareholder) signed by me and dated

Name: Kong Pak Lim

Capacity: N/A

Date: November 13, 2025

Relevant interest holder	Registered holder of securities	Address	Person's votes
Griyajaya Sdn Bhd	Griyajaya Sdn Bhd	Suite G-1 Vertical Corporate Tower B Avenue 10, The Vertical Bangsar South City No. 8, Jalan Kerinchi 59200 Kuala Lumpur, Malaysia	3,063
Metrowana Development Sdn Bhd	Metrowana Development Sdn Bhd	Same as above	145,788,205
Accomplished Portfolio Sdn Bhd	Accomplished Portfolio Sdn Bhd	Same as above	63,178,038
Kong Pak Lim Family via Wong Kiu Ngiuk and Lucas Kong Seng Lok, Trust Account	n/a	Same as above	735,509,669
Grand Total			944,478,975