

ASX ANNOUNCEMENT
16 JULY 2025

EXECUTION OF BINDING AGREEMENT FOR ACQUISITION OF LAND IN VIETNAM

United Overseas Australia Ltd (**ASX: UOS, Company**) is pleased to announce that, through its wholly owned subsidiary UOA Vietnam Pte Ltd, it has executed a binding agreement (**Agreement**) 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\$104,720,000), subject to due diligence and other conditions precedent. It is intended that the acquisition will be funded from the reserves held by the Group.

Pursuant to the Agreement, the Target Company will have unencumbered title to a parcel of land in District 1 in Ho Chi Minh City consisting of more than 2,000 sqm in accordance with the Land Use Right Certificate issued by the relevant authority in Vietnam.

The Company is conducting relevant due diligence at this time in order to confirm the title and permitted use of the land will meet its requirements to develop a commercial office building to be held as an investment property. The intended development is expected to have a gross floor area of 20,160 sqm, which will further expand the Group's investment in Vietnam.

Provided that all conditions precedent are met (unless waived) and the Company is satisfied with the results of the due diligence, which has been ongoing whilst this Agreement has been negotiated, it is anticipated a Share Purchase Agreement will be executed shortly, and the transaction to be completed no later than 31 December 2025.

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