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Media Release

(For Immediate Release)

YOMA ANNOUNCES THIRD QUARTER NET PROFIT OF S\$21.1 MILLION AND NEW REAL ESTATE DEVELOPMENT IN MYANMAR

- **Yoma recorded a net profit after tax and minority interest of S\$21.1 million for 3QFY2008**
- **New real estate development Ivory Court Residences is an initiative to develop the Group's existing land bank in Myanmar**

Singapore, 12 February 2008 – Yoma Strategic Holdings Ltd. and its subsidiaries (“Yoma”, “祐玛战略控股有限公司”, or collectively, “the Group”) today is pleased to announce a net profit after tax and minority interest of S\$21.1 million for its third quarter ended 31 December 2007 (“3QFY2008”).

Results Highlights

For 3QFY2008, the Group saw a steady growth from sales of houses and development rights, construction related activities and professional services for the period under review where it contributed to a rise in revenue to S\$2.4 million.

Gross profit for 3QFY2008 was S\$0.61 million, at a 25% margin on revenue. Administrative expenses increased from S\$0.52 million in 3QFY2007 to S\$1.52 million in 3QFY2008, largely due to the commencement of operations by Yoma's subsidiaries.

The completed acquisition of a 27% interest in Winner Sight Investments Limited ("WSI") translated to a rise in the Group's other income to S\$22.0 million. This comprises mainly of a termination fee of S\$19.3 million to adjust its equity stake from 75% to 25% and a negative goodwill of S\$2.5 million arising from the above acquisition. Consequently, Yoma achieved a net profit after tax and minority interest of S\$21.1 million for 3QFY2008 compared to a loss of S\$13.8 million in the previous corresponding quarter.

Mr Serge Pun (潘继泽), Chairman and CEO of Yoma said: *"The acquisition of WSI marks Yoma's successfully foray into the PRC real estate sector. We are actively sourcing for real estate projects in the PRC where Yoma can add value."*

As at 31 December 2007, the Group maintained healthy cash and bank balances of S\$10.7 million. In tandem with the acquisition of a 27% stake in WSI, the investment costs in the share capital, negative goodwill and assignment of shareholder's loans were reflected as associated company amounting to S\$19.6 million.

The Group's net asset value per ordinary share increased to S\$0.277 as at 31 December 2007 from S\$0.215 as at 31 March 2007. For the 9 months ended 31 December 2007, the Group achieved a net profit after tax and minority interest of S\$20.4 million.

Commenting on the results, Mr Serge Pun said: *"I thank our shareholders for their continued support of Yoma's strategic directives to achieve quality revenue and sustained profitability for the Group."*

Ivory Court Residences

The Ivory Court Residences ("Ivory Court") is a new development by Yoma on its existing Pun Hlaing Golf Estate ("PHGE") in Myanmar. Located in the heart of PHGE, Ivory Court is set in a total land area of 8,726 square meters and will comprise a total of 12 units of modern, 3-bedroomed townhouses with staff quarters. Each of the units will have a built up area of 317.11 square meters (3,412.11 square feet) and eight of them will have prime views over the 18th fairway of the Pun Hlaing golf course and be bordered by a lake.

"We think this is a timely project despite a soft real estate market. Based on our market study and experience in selling other completed properties at Pun Hlaing Golf Estate, there is a demand for ready-to-occupy international quality, life-style housing in Myanmar. We are targeting sales at long-term expatriates, investors,

factory owners and even golfers. In addition, these properties can also be rented out to diplomats and engineers and management of foreign companies in Myanmar for example”, explained Mr Pun.

A completed, ready-to-occupy unit will be priced from US\$345,000 to US\$385,000 and the rental price for each unit is targeted at approximately US\$2,050 per month. To date, there are no other homes available in the PHGE for rent, thus Yoma is poised to leverage on the demand in the rental market.

This new real estate development is not expected to have any material impact on the financial performance of the Group in FY2008.

Moving forward

The real estate market in Myanmar has shown signs of activity in the last quarter and the Group has made plans to capitalise on these movements by initiating certain developments in PHGE such as the Ivory Court Residences.

Yoma will also continue to look for growth opportunities in the PRC real estate market. On 21 December 2007, the Group completed the acquisition of its 27% interest in the Grand Central Building (formerly known as Zhong Bei Building), Dalian, PRC. The project is in progress and marketing activities for both the office tower and commercial centre have commenced.

In terms of exploring opportunities in other markets, the Group has incorporated a subsidiary, named V-Pile (Singapore) Pte. Ltd., to carry out the business of micro piling and other niche sub-structure services in Singapore.

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Note to media: This media release is to be read in conjunction with the Group's results announcement dated 12 February 2008 on the SGXnet.

About Yoma Strategic Holdings Ltd.

Incorporated in Singapore as an investment holding company, Yoma Strategic Holdings Ltd's ("YSH") is listed on the mainboard of the Singapore Exchange. YSH's range of businesses includes property development, construction and piling services, and property management and design services in Myanmar. YSH is an affiliate of the SPA Group, which is a highly diversified Myanmar-based group with interests in various businesses including financial services, manufacturing, services, trading and distribution, management consultancy, and information technology.

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PrimePartners Corporate Finance Pte. Ltd. is the financial adviser to Sea View Hotel Limited (now known as "Yoma Strategic Holdings Ltd.") in relation to the acquisition of Yoma Strategic Investments Ltd.