



**Extraordinary General Meeting
21 December 2007**

Corporate Overview

Proposed WSI Acquisitions

Proposed Shares Issue

Zhong Bei Building

Recent Developments

Questions & Answers

About Yoma Strategic Holdings. Ltd

Emerging Market Play

YSH is a leading property group in Myanmar.

Diversified Business Portfolio

Its range of businesses include property development, construction and piling services, and project management and design services in Myanmar

Affiliate of SPA Group

It is an affiliate of the Serge Pun & Associates Group (SPA Group) which has various other businesses including financial services, manufacturing, services, trading and distribution, bio-fuel plantation, management consultancy, and IT.

Target to become a MNC

We aim to become a multinational corporation with strategic businesses beyond the real estate sector and in more than one market



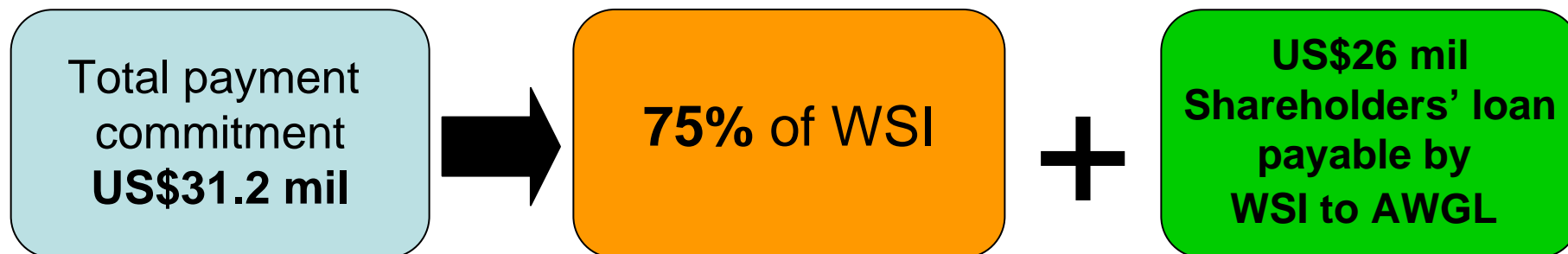
Proposed WSI Acquisitions

YSH received a Proposal from Allied Win Group Limited (“AWGL”) Subsequent to the signing of the Original Winner Sight Investments Limited (“WSI”) Sale and Purchase Agreement:

Under the terms of the Proposal:

- *YSH is to reduce its equity investment in WSI from 75% to 25% and;*
- *YSH will receive a termination fee of **RMB100million***

Under the Original WSI Sale and Purchase Agreement, YSH was to acquire:



Termination Deed

AWGL pays Yoma a Termination Fee of **RMB 100 mil** subject to:

Gateway acquisition of 50% of WSI
(completed on 18 Sep 2007)

Completion of **1st WSI Sales & Purchase Agreement**:
US\$1.73 mil + Shareholders' Loan of US\$8.67 mil payable by YSH to AWGL for **25% of WSI**
(to be voted on today)

Completion of **2nd WSI Sales & Purchase Agreement**:
HK\$1.07 mil + Shareholders' Loan of HK\$5.37 mil payable by YSH to DRL for **2% of WSI**
(to be voted on today)

Net gain for Yoma



RMB 100 mil – RMB 84.18 mil =

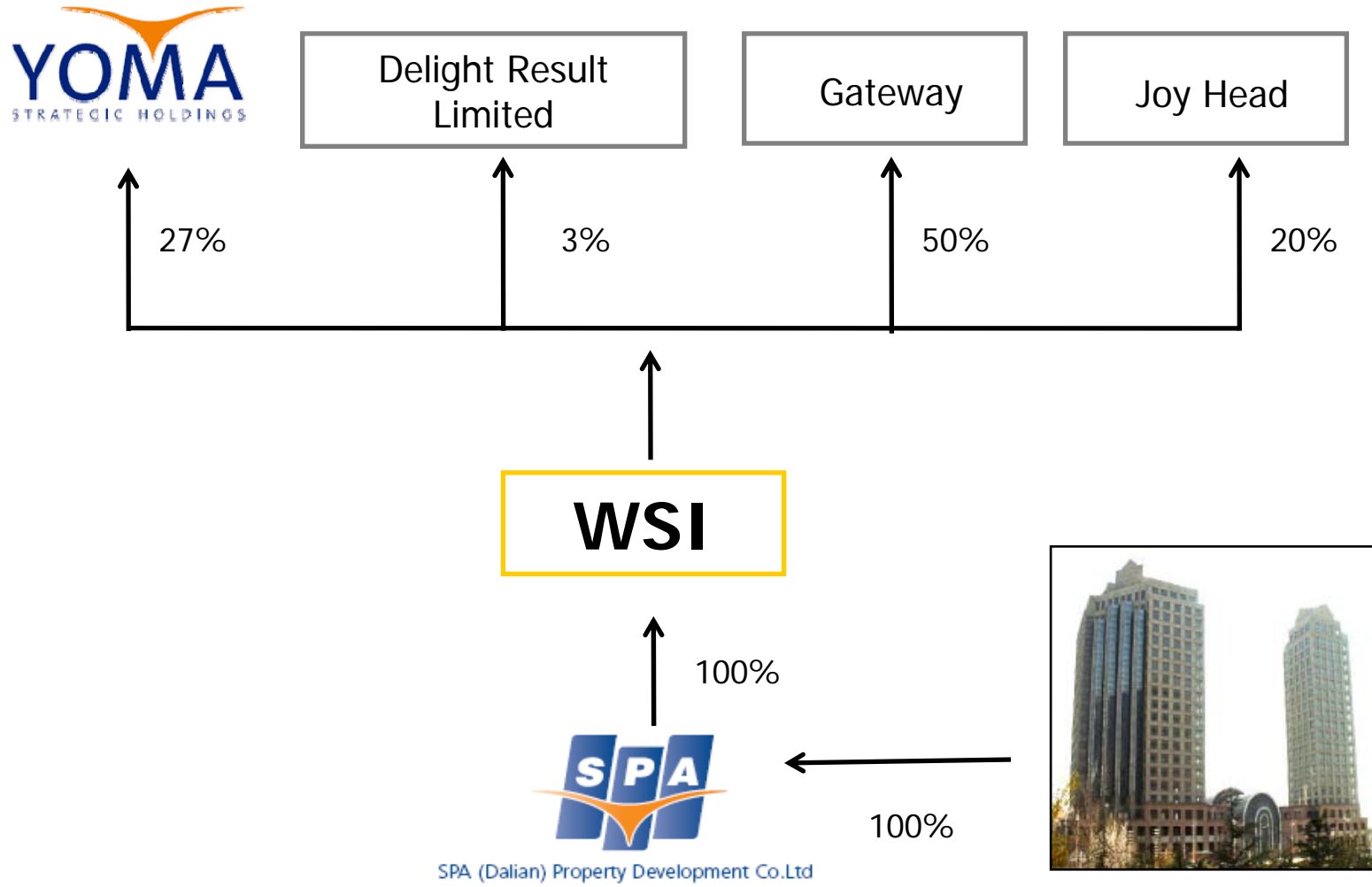
(from 1st and 2nd WSI Sale & Purchase Agreements)

**RMB 15.82 mil
+
27% of WSI**

Rationale for Proposed WSI Acquisitions

- Strategic plans to undertake real estate projects outside of Myanmar and to launch new property developments in the near future
- Enable the Group to widen the geographical scope of its property development business
- If completed, YSH will own 27% interest in Zhong Bei Building, which WSI intends to lease the retail, office and apartment space to generate rental income

Post-Acquisition Share Structure





Proposed Issue of Shares

Rationale for Proposed Issue of Shares to GCREF

YSH entered into the Strategic Co-operation Agreement with GCREF, wholly owned subsidiary of Gateway Capital Real Estate Fund II, LP:

- *to co-invest in the real estate market in Greater China Region and;*
- *to forge a broader strategic relationship – for GCREF to become a strategic shareholder of YSH*

Proposed Issue of Shares

- *GCREF is entitled to subscribe for an aggregate of 60 million Option Shares*
- *Exercise price – Each Option Share is priced at S\$0.322*
- *Exercise period – GCREF shall be entitled to exercise Call Option which expires on 31 December 2008 provided that prior to 31 March 2008, the Call Option may not be exercised for more than 20 million Option Shares*

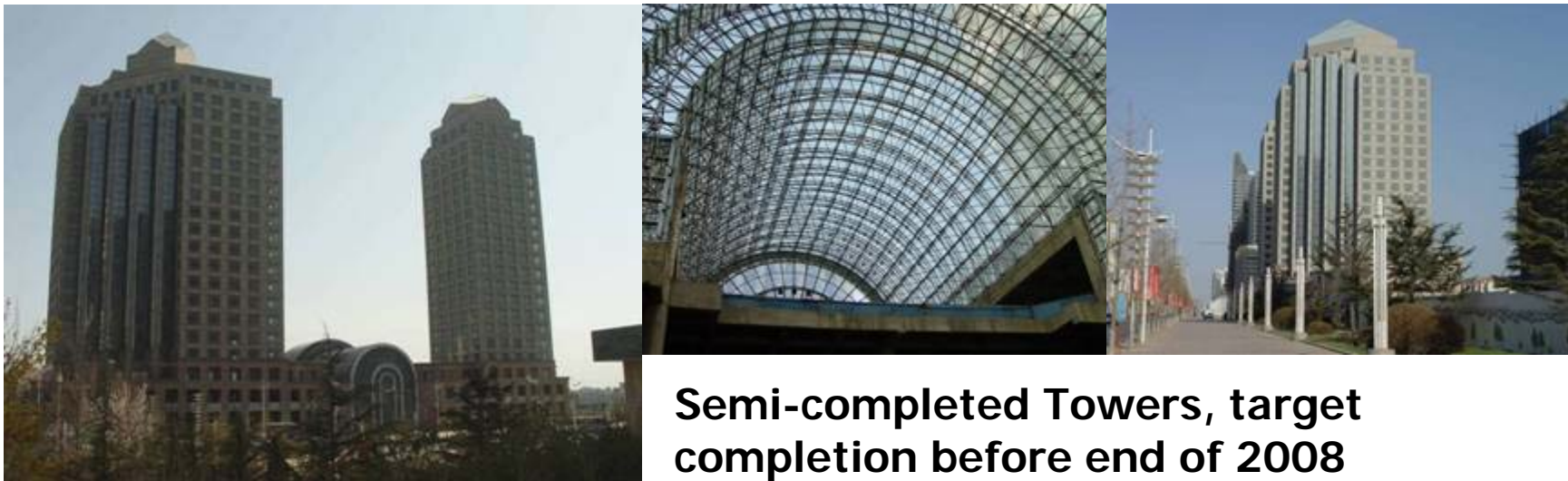


Zhong Bei Building

Zhong Bei Building

Zhong Bei Building

- Property is located in the heart of **Dalian Economic & Technological Development Zone**
- Comprises of two towers each of 22-storey high, with a 3-storey retail podium and one level of basement car park
- Property is presently semi-completed with only structure and exterior finishes completed



Semi-completed Towers, target completion before end of 2008

Project Key Statistics

- Total Site Area: 21,635.50 sq. m

GFA Breakdown (Sq m)

- Total GFA: 104,154.20 sq. m**
- (i) Retail Podium: 34,817.63
 - (ii) Tower Block (Office & Serviced Apartment): 58,499.52
 - (iii) Basement Car Park: 10,837.05

Level	Gross Floor Area (Sq m)	
1	17,546	} Retail Podium
2	9,536	
3	7,734	
4	4,227	} Office & Apartment
5	3,446	
6-22	50,827	
B1	10,837	

Estimated Monthly Rental Fees

Offices -RMB170 per sqm

Serviced Apartments – RMB173 per sqm

Retail outlets : RMB261 per sqm

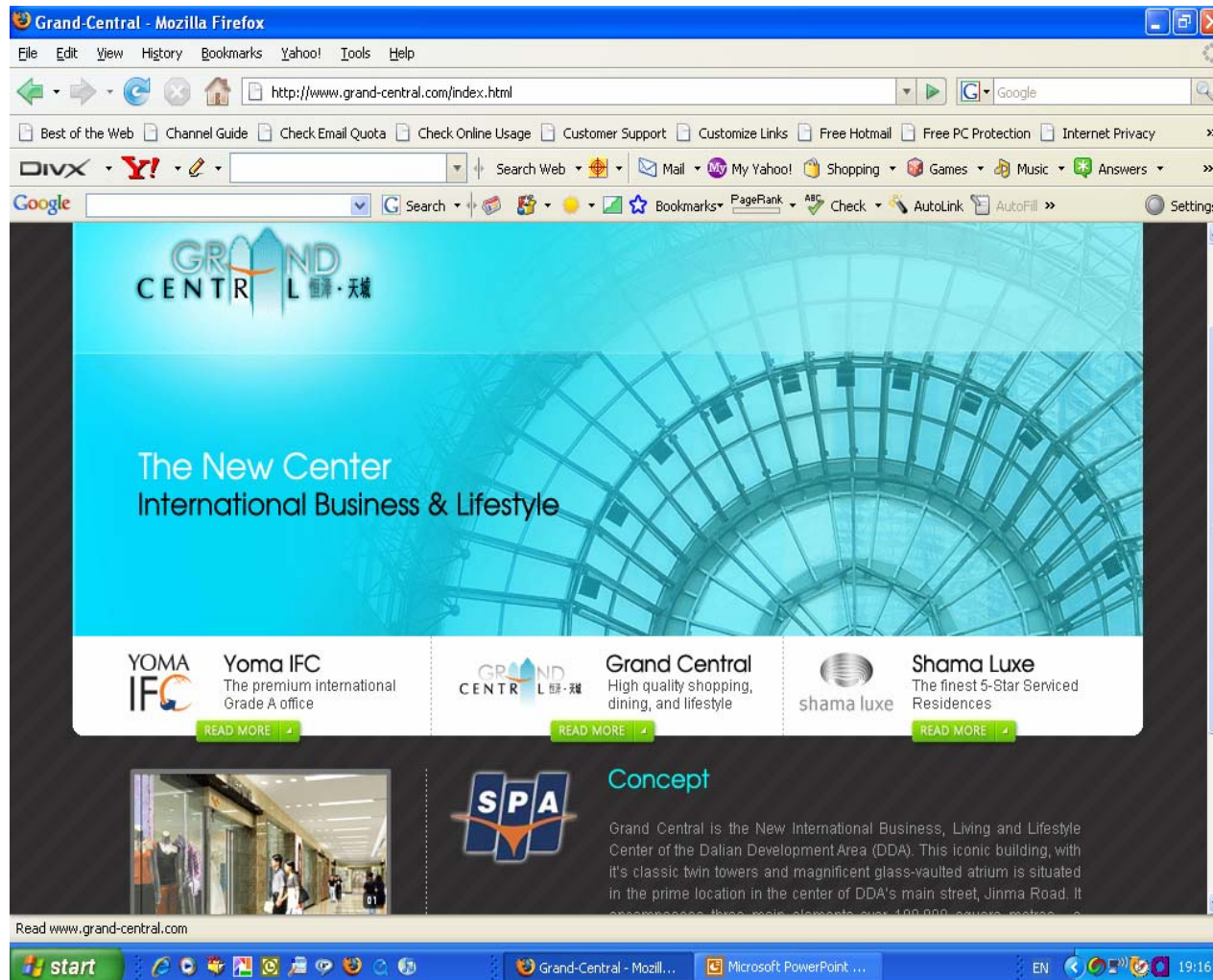
**All the above will rise on average by 2.7% per annum from second year thereafter upon renewal*

Recent Developments

- Appointment of Shama Group as operator to manage serviced apartments
- Zhong Bei Building renamed as THE GRAND CENTRAL during the Official Ground Breaking Ceremony in June 2007
 - ❖ Office Tower renamed as
YOMA INTERNATIONAL FINANCE CENTRE
 - ❖ Serviced Apartments renamed as
SHAMA LUXE SERVICED APARTMENTS
 - ❖ Retail Podium renamed as
GRAND CENTRAL



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Questions & Answers