

Full Year Financial Statement for the Year Ended 31 March 2008

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF- YEAR AND FULL YEAR RESULTS

1(a) An income statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Full year financial statement on consolidated results for the period ended 31 March 2008.
These figures have not been audited.

	The Group					
	S\$'000		%	S\$'000		%
	Quarter ended			Year ended		
	31.03.2008	31.03.2007	Increase/ (Decrease)	31.03.2008	31.03.2007	Increase/ (Decrease)
Revenue	3,107	3,239	(4)	10,861	9,171	18
Cost of sales	(2,610)	(2,650)	(2)	(8,925)	(6,930)	29
Gross profit	497	589	(16)	1,936	2,241	(14)
Other income	236	14	NM	22,147	72	NM
Expenses -						
-Sales and distribution costs	(13)	(15)	(13)	(37)	(40)	(8)
-Fair value adjustments on prepayments	(2,423)	-	-	(2,423)	-	-
-Administrative expenses	(1,535)	(985)	56	(4,191)	(2,508)	67
(Loss)/Profit from operations	(3,238)	(397)	716	17,432	(235)	NM
Interest income	21	6	250	37	21	76
Goodwill arising from reverse acquisition written off	-	-	-	-	(13,935)	-
Share of loss of associated company	(111)	-	-	(111)	-	-
(Loss)/Profit before taxation	(3,328)	(391)	751	17,358	(14,149)	NM
Less: Taxation	(4)	(147)	(97)	(160)	(280)	(43)
Total (loss)/profit	(3,332)	(538)	519	17,198	(14,429)	NM
Attributable to:						
Equity holders of the Company	(2,138)	(605)	253	18,262	(14,712)	NM
Minority interest	(1,194)	67	NM	(1,064)	283	NM
	(3,332)	(538)	519	17,198	(14,429)	NM

Notes:

- On 17 August 2006, the Company ("YSHL") acquired the entire share capital of the Yoma Strategic Investments Ltd. ("YSIL") Group for a consideration of S\$102.0 million satisfied by the issuance of 184,581,976 ordinary shares in the capital of YSHL at an issue price of S\$0.5526 per share. As the former shareholders of YSIL Group became the majority shareholders of YSHL, the transaction was accounted for as a reverse acquisition in accordance with Singapore Financial Reporting Standard ("FRS") 103-Business Combination. The profit and loss statements of YSIL Group for the quarter and year ended 31 March 2007 respectively are presented on a proforma basis in accordance with FRS 103.
- Included in taxation for the quarter ended 31 March 2008 was amount of S\$69,000 being over-provision of tax in respect of prior years.

NM – Not Meaningful

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1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	The Group		The Company	
	S\$'000		S\$'000	
	31.03.2008	31.03.2007	31.03.2008	31.03.2007
CURRENT ASSETS				
Cash and bank balances	5,858	6,099	2,596	1,953
Fixed deposit	450	-	-	-
Trade receivables	921	1,029	-	-
Other receivables	978	897	289	458
Amount due from subsidiaries	-	-	5,072	2
Amount due from associated company	177	-	-	-
Amounts due from related parties	35	745	-	-
Inventories	998	1,087	-	-
Work-in-progress in excess of progress billing	1,737	365	-	-
Land for sale	137	-	-	-
Total current assets	11,291	10,222	7,957	2,413
DEDUCT: CURRENT LIABILITIES				
Trade payables	375	492	-	-
Other payables	2,164	1,619	1,151	692
Progress billings in excess of work-in-progress	277	43	-	-
Amount due to subsidiaries	-	-	1,117	2,825
Amount due to related parties	331	114	-	-
Amount due to loan and hire purchase creditors	674	-	-	-
Provision for taxation	2,683	2,571	-	-
Total current liabilities	6,504	4,839	2,268	3,517
Net current assets	4,787	5,383	5,689	(1,104)
NON-CURRENT ASSETS				
Investment in subsidiaries	-	-	103,239	103,239
Associated company	20,293	-	-	-
Trade receivables	54	-	-	-
Prepayments	4,714	-	-	-
Operating rights	8,218	-	-	-
Other investment	-	1,078	-	1,078
Property, plant and equipment	2,309	1,866	92	114
Intangible assets	2,627	1,515	-	-
Total non-current assets	38,215	4,459	103,331	104,431
Land development rights	80,765	81,874	-	-
NON-CURRENT LIABILITIES				
Amount due to loan and hire purchase creditors	359	-	-	-
	359	-	-	-
Net non-current assets	118,621	86,333	103,331	104,431
Net assets	123,408	91,716	109,020	103,327
SHAREHOLDERS' FUNDS				
Issued and paid up capital	110,229	104,359	110,229	104,359
Option reserve	1,951	-	1,951	-
Exchange translation reserve	(1,051)	(1,384)	-	-
Accumulated profit/(losses)	6,167	(12,095)	(3,160)	(1,032)
	117,296	90,880	109,020	103,327
Minority interest	6,112	836	-	-
	123,408	91,716	109,020	103,327

Notes:

- (1) Under non-current assets, the amount of S\$20.3 million for associated company comprised of an investment amount of S\$3.6 million for a 27% stake in Winner Sight Investments Limited ("WSI"), negative goodwill of S\$2.6 million, shareholder's loan of S\$13.5 million to WSI and share of reserves of S\$0.6 million.
- (2) The prepayments of S\$4.7 million (net of fair value adjustments in accordance with FRS 103) comprised of payments made by a subsidiary, Plantation Resources Pte Ltd ("PRPL"), for a minimum quantity of crops to be purchased pursuant to a Crop and Produce Supply Agreement. Such prepayments shall be offset against the price of the crops to be purchased by PRPL.
- (3) The operating rights of S\$8.2 million is in relation to the appointment of PRPL as the operator of a plantation project. PRPL will be entitled to receive 70% of the net profit after tax arising from the plantation project and the rights to purchase at least 70% of the crops produced from the plantation project.

1(b)(ii) Aggregate amount of group's borrowings and debt securities

Amount repayable in one year or less, or on demand

As at 31.03.2008		As at 31.03.2007	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
-	674	-	-

Amount repayable after one year

As at 31.03.2008		As at 31.03.2007	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
-	359	-	-

The unsecured borrowings of S\$1,033,000 are in respect of plantation equipment financing for Plantation Resources Pte Ltd. and hire purchase financing for V-Pile (Singapore) Pte Ltd, both subsidiaries of the Company.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

The Group				
S\$'000				
	Quarter ended		Year ended	
	31.03.2008	31.03.2007 *	31.03.2008	31.03.2007 *
Cash flows from operating activities:				
Total (loss)/profit	(3,332)	(538)	17,198	(14,429)
Adjustments for :				
Tax	4	147	160	280
Depreciation of property, plant and equipment	110	95	1,027	359
Amortisation	74	2	152	9
Unrealised translation differences	4,295	270	3,923	(366)
Share of loss from associated company	111	-	111	-
Bank charges and interest expenses	10	1	17	3
Interest income	(22)	(6)	(38)	(21)
Goodwill arising from reverse acquisition written off	-	-	-	13,935
Operating cash flows before movements in working capital	1,250	(29)	22,550	(231)
Working capital changes:				
Trade and other receivables	323	(577)	(1,673)	6,387
Inventories and work-in-progress	(1,499)	85	(1,421)	380
Land development rights	597	24	1,108	335
Trade and other payables	(4,760)	355	(443)	(2,638)
Cash generated from operations	(4,089)	(142)	20,121	4,233
Tax paid	(67)	(153)	(201)	(220)
Bank charges and interest expenses paid	(10)	(1)	(17)	(3)
Interest income received	22	6	38	21
Net cashflow (used in)/from operating activities	(4,144)	(290)	19,941	4,031
Cash flows from investing activities:				
Purchases of property, plant and equipment	(573)	(328)	(828)	(531)
Net cash acquired from subsidiaries	-	-	585	2,333
Loans granted to associated company	-	-	(13,526)	-
Proceeds from disposal of unquoted investment	-	-	1,078	-
Acquisition of associated company	-	-	(6,877)	-
Purchases of investment in Dalian	-	-	-	(1,078)
Net cashflow (used in)/from investing activities	(573)	(328)	(19,568)	724
Cash flows from financing activities:				
Repayments to loan creditor	-	-	(309)	-
Proceeds from loan creditor	61	-	61	-
Repayment of term loan	(3,615)	-	-	-
Net cashflow from financing activities	(3,554)	-	(248)	-
Net (Decrease)/Increase in Cash and Cash Equivalents	(8,271)	(618)	125	4,755
Cash and cash equivalents at beginning of the period	14,372	6,750	6,099	1,444
Effect of exchange rate changes on cash and cash equivalents	207	(33)	84	(101)
Cash and Cash Equivalents at end of the period	6,308	6,099	6,308	6,099

* The cash flow statements of YSIL Group for the quarter and year ended 31 March 2007 respectively are presented on a proforma basis in accordance with FRS 103.

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalization issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

S\$'000						
	Share Capital	Share Option Reserve	Foreign Currency Translation Reserves	Retained profits	Minority interest	Total
The Group						
At 1 April 2007	104,359	-	(1,384)	(12,095)	836	91,716
Currency translation differences	-	-	(9)	-	(135)	(144)
Loss for the period	-	-	-	(277)	22	(255)
At 30 June 2007	104,359	-	(1,393)	(12,372)	723	91,317
Currency translation differences	-	-	(244)	-	(57)	(301)
Loss for the period	-	-	-	(381)	22	(359)
Arising from acquisition of subsidiary	-	-	-	-	4,701	4,701
Issue of shares	5,870	-	-	-	-	5,870
At 30 September 2007	110,229	-	(1,637)	(12,753)	5,389	101,228
Currency translation differences	-	-	125	-	111	236
Operating profit for the period	-	-	-	21,058	(42)	21,016
At 31 December 2007	110,229	-	(1,512)	8,305	5,458	122,480
Currency translation differences	-	-	461	-	161	622
Issue of additional shares in a subsidiary	-	-	-	-	1,687	1,687
Share option fee	-	1,951	-	-	-	1,951
Operating loss for the period	-	-	-	(2,138)	(1,194)	(3,332)
At 31 March 2008	110,229	1,951	(1,051)	6,167	6,112	123,408
At 1 April 2006	89,319	-	(1,172)	2,617	949	91,713
Currency translation differences	-	-	(276)	(115)	(296)	(687)
Loss for the period	-	-	-	144	63	207
At 30 June 2006	89,319	-	(1,448)	2,646	716	91,233
Currency translation differences	-	-	(30)	-	(15)	(45)
Loss for the period	-	-	-	(369)	35	(334)
Increase in share equity arising from reverse acquisition	15,040	-	-	-	-	15,040
At 30 September 2006	104,359	-	(1,478)	2,277	736	105,894
Profit/(loss) for the period	-	-	-	111	117	228
Goodwill arising from reverse acquisition written off	-	-	-	(13,935)	-	(13,935)
Currency translation differences	-	-	187	-	19	206
At 31 December 2006	104,359	-	(1,291)	(11,547)	872	92,393
Currency translation differences	-	-	(93)	57	(103)	(139)
Operating profit for the period	-	-	-	(605)	67	(538)
At 31 March 2007*	104,359	-	(1,384)	(12,095)	836	91,716
The Company						
At 1 April 2007	104,359	-	-	(1,032)	-	103,327
Loss for the period	-	-	-	(392)	-	(392)
At 30 June 2007	104,359	-	-	(1,424)	-	102,935
Loss for the period	-	-	-	(468)	-	(468)
Issue of shares	5,870	-	-	-	-	5,870
At 30 September 2007	110,229	-	-	(1,892)	-	108,337
Loss for the period	-	-	-	(453)	-	(453)
At 31 December 2007	110,229	-	-	(2,345)	-	107,884
Loss for the period	-	-	-	(815)	-	(815)
Share option fee	-	1,951	-	-	-	1,951
At 31 March 2008	110,229	1,951	-	(3,160)	-	109,020

	Share Capital	Share Option Reserve	Foreign Currency Translation Reserves	Retained profits	Minority interest	Total
The Company						
At 1 April 2006	22,107	-	-	45,321	-	67,428
Reduction in capital	(20,988)	-	-	-	-	(20,988)
Interim one-tier dividend of 127 cents per share paid	-	-	-	(28,057)	-	(28,057)
One-tier dividend in specific distributed	-	-	-	(16,876)	-	(16,876)
Unclaimed dividends	-	-	-	76	-	76
Profit for the period	-	-	-	105	-	105
At 30 June 2006	1,119	-	-	569	-	1,688
Issue of shares	105,445	-	-	-	-	105,445
Share issue expenses	(2,205)	-	-	-	-	(2,205)
Loss for the period	-	-	-	(292)	-	(292)
Dividends paid	-	-	-	(568)	-	(568)
At 30 September 2006	104,359	-	-	(291)	-	104,068
Loss for the period	-	-	-	(112)	-	(112)
At 31 December 2006	104,359	-	-	(403)	-	103,956
Loss for the period	-	-	-	(629)	-	(629)
At 31 March 2007	104,359	-	-	(1,032)	-	103,327

* The statement of changes in equity of YSIL Group for the period ended 31 March 2007 is presented on a proforma basis in accordance with FRS 103.

1(d) (ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

On 22 October 2007, the Company granted a call option ("Call Option") to GCREF Acquisitions VII Limited ("GCREF") to subscribe for an aggregate of 60 million ordinary shares in the Company ("Option Shares") at an exercise price of S\$0.322 per Option Share. GCREF shall be entitled to exercise the Call Option, in whole or in part, at any time prior to 31 December 2008 provided that the Call Option may not be exercised in respect of more than 20 million Option Shares prior to 31 March 2008. The Call Option has not been exercised in whole or in part as at 31 March 2008.

1(d) (iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

Total number of issued shares as at 31 Mar 2008 – 441,346,982

Total number of issued shares as at 31 Mar 2007 – 425,816,982

1(d) (iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Nil

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited nor reviewed by the Company's auditors.

3. Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of a matter).

NA.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements as at 31 March 2007 except for the adoption of the Financial Reporting Standard (FRS) and INT FRS that are mandatory for financial year beginning on or after 1 January 2007. The adoption of these FRS and INT FRS has no significant impact to the Group, except for FRS 107 (Financial Instruments – Disclosures) and Amendments to FRS 1 (Presentation of Financial Statements relating to capital disclosures).

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Please refer to paragraph 4.

6. Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

	The Group			
	Quarter ended 31.03.08	Quarter ended 31.03.07	Year ended 31.03.08	Year ended 31.03.07
(a) Based on weighted average number of shares in issue (cents)	(0.48)	(0.16)	4.21	(3.99)
(b) Based on fully diluted basis (cents)	(0.43)	(0.16)	3.70	(3.99)

The profit/(loss) per ordinary share for quarter ended 31 March 2008 was calculated based on the loss of approximately S\$2,138,000 (2007: loss of S\$605,000) and the weighted average number of ordinary shares of 441,346,982 (2007: 369,163,952 relating to YSIL Group).

The profit/(loss) per ordinary share for year ended 31 March 2008 was calculated based on the profit of approximately S\$18,262,000 (2007: loss of S\$14,712,000) and the weighted average number of ordinary shares of 433,581,982 (2007: 369,163,952 relating to YSIL Group).

The company has granted a call option to GCREF Acquisitions VII Limited ("GCREF") to subscribe for 60 million ordinary shares at S\$0.322. GCREF shall be entitled to exercise the call option, in whole or in part, at any time prior to 31 December 2008 provided that the Call Option may not be exercised in respect of more than 20 million Option Shares prior to 31 March 2008. The Call Option has not been exercised in whole or in part as at 31 March 2008.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued share excluding treasury shares of the issuer at the end of the :**
- (a) **current financial period reported on; and**
 (b) **immediately preceding financial year.**

	The Group		The Company	
	31.03.2008	31.03.2007	31.03.2008	31.03.2007
Net asset value per ordinary share (cents)	28.0	21.5	25.6	24.3

The net asset value per ordinary share was calculated based on the number of ordinary shares in issue being 441,346,982 (31 Mar 2007: 425,816,982).

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following :**
- (a) **any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
 (b) **any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

Income Statement

The Group's revenue for the quarter ended 31 March 2008 was S\$3.1 million, a slight decrease compared to the revenue of S\$3.2 million in the previous corresponding quarter. Revenue for the current quarter comprised sales of houses and land development rights which amounted to S\$0.1 million, construction related activities which amounted to S\$2.0 million and professional services which amounted to S\$1.0 million.

Gross profit for the current quarter was S\$0.50 million, at a 16% margin on revenue. Administrative expenses (which formed the main part of the operating expenses under review) increased to S\$1.54 million for the quarter ended 31 March 2008 compared to S\$0.99 million for the previous corresponding quarter mainly due to expenses from subsidiaries which commenced operations after the previous corresponding quarter.

Fair value adjustment on prepayments in accordance with FRS 103 amounted to S\$2.42 million for the quarter ended 31 March 2008.

The Group incurred a loss after taxation of S\$3.33 million for the quarter ended 31 March 2008 compared to a loss of S\$0.54 million for the quarter ended 31 March 2007

Revenue from sales of houses and land development rights for the year ended 31 March 2008 was S\$1.14 million compared to S\$1.83 million in the previous corresponding period. The decrease was due to the slowdown in the real estate sector in Myanmar. The profit contribution from sales of houses and land development rights for the current year was S\$0.09 million compared to S\$0.21 million in the previous corresponding year.

Revenue from construction related activities for the year ended 31 March 2008 was S\$6.17 million compared to S\$5.99 million in the previous corresponding year. The increase in revenue was due to higher revenue from piling and construction services. However, profit contribution in the current year decreased to S\$0.54 million compared to S\$0.80 million in the previous corresponding year due to greater pressure on profit margins.

Revenue from professional services for the year ended 31 March 2008 was S\$3.55 million compared to S\$1.35 million in the previous year. The increase in revenue was due to higher revenue from the Grand Central (formerly Zhong Bei) Building project in the PRC in the current year. There was a loss of S\$0.06 million in the current year compared to a profit of S\$0.39 million in the previous year due to higher expenses in the current year.

Balance Sheet

On 21 December 2007, the Group completed the acquisition of a 27% stake in Winner Sight Investments Limited. The costs of acquisition in the associated company comprised of cost of investments in the share capital of S\$3.6 million, negative goodwill of S\$2.6 million and assignment of shareholders' loans of S\$13.5 million.

The prepayments of S\$4.7 million (net of fair value adjustments in accordance with FRS 103) comprised of payments made by PRPL for a minimum quantity of crops to be purchased pursuant to a Crop and Produce Supply Agreement. Such prepayments shall be offset against the price of the crops to be purchased by PRPL.

The operating rights of S\$8.2 million is in relation to the appointment of PRPL as the operator of a plantation project. PRPL will be entitled to receive 70% of the net profit after tax arising from the plantation project and the rights to purchase at least 70% of the crops produced from the plantation project.

Intangible assets of S\$2.6 million comprised principally of goodwill on consolidation arising from the acquisition of subsidiaries by YSIL.

A desktop valuation by an independent valuer of land development rights was carried out to determine its fair value. Based on their reports, the market value of the land development rights is higher than the value recorded in the accounts.

The sales of the land development rights from August 2006 (date of the reverse acquisition) to March 2008 are as follows:-

(a) Pun Hlaing Golf Estate

(i)	3 plots sold to external parties	S\$767,000
	1 plot sold to related company	<u>S\$802,000</u>
		<u>S\$1,569,000</u>

(ii) Out of the 3 plots sold to external parties, payment for 2 plots has been received in full. For the balance of 1 plot, approximately 60% of the sales proceeds has been received.

(iii) Profit attributable to the 3 plots sold to external parties is approximately S\$135,000.

(b) FMI City (Orchid Garden)

(i) 17 plots were sold to external parties for a total revenue of S\$727,000.

(ii) Out of the 17 plots, full payment has been received for 2 plots. For the balance of 15 plots, approximately 38% of the sales proceeds has been received.

(iii) Profit attributable to the 17 plots is approximately S\$177,000.

(c) Evergreen Condominium

The proposed apartments in Evergreen Condominium have not been built yet. Based on the existing 2 blocks that were built previously, the sales from August 2006 to March 2008 is as follows:-

(i) 5 units were sold to external parties for a total revenue of S\$789,000.

(ii) Out of the 5 units, payment for 3 units were received in full. For the balance of 2 units, approximately 45% of the sales proceeds has been received.

(iii) Profit attributable to the 5 units is approximately S\$432,000.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

NA.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Myanmar

The Group believes that the coming 12 months will be a challenging period for the economy in Myanmar, due to the impact of Cyclone Nargis. Fortunately, the Group's business assets were largely undamaged.

The Board of Directors has set up an initial relief fund of S\$100,000. In addition, the Directors have agreed to give up 10% of their proposed Directors' fees for financial year ended 31 March 2008 so that the Company may

contribute that amount to the relief fund. The priority of the fund is to provide immediate assistance to the families of its staff as well as other victims of Cyclone Nargis.

Recent events regarding the international community's efforts to aid the victims of Cyclone Nargis has attained commendable success. Led by the UN and ASEAN, a considerable number of aid workers and relief materials have now begun to reach Myanmar. The relief and rebuilding of the affected areas will be a long term undertaking requiring several years of commitment.

The Board is of the view that many of the Group's business in Myanmar would be able to support the needs of the massive relief and rebuilding program during the coming year.

People's Republic of China ("PRC")

Developments in our first PRC real estate business segment are progressing well. The construction of Grand Central (formerly known as Zhong Bei Building) is on schedule. The Office Tower named as YOMA INTERNATIONAL FINANCE CENTRE or YOMA IFC is targeted to be substantially completed for occupation in June 2008 whilst the remainder of the project is scheduled for completion by the end of 2008. To date, the project has signed up its first batch of tenants and we continue to witness good response from potential tenants.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Name of dividend	:	Final
Dividend type	:	Cash
Dividend amount per share (in cents):		0.5 cent per ordinary share
Tax rate	:	One-tier tax exempt

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? Nil

(c) Date payable

The date of dividend payable is to be announced at a later date.

(d) Books closure date

The books closure date is to be announced at a later date.

12. If no dividend has been declared/recommended, a statement to that effect.

Not applicable.

PART II- ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year results)

13. **Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

Year ended 31 March 2008	Houses and Land Development Rights S\$'000	Construction related activities S\$'000	Professional Services S\$'000	Eliminations S\$'000	Group S\$'000
Revenue – external parties	1,140	6,172	3,549		10,861
Revenue – inter-segment sales	803	63	-	(866)	-
	<u>1,943</u>	<u>6,235</u>	<u>3,549</u>	<u>(866)</u>	<u>10,861</u>
Segment results	92	542	(56)		578
Other income – Miscellaneous					22,147
Share of loss of associated company					(111)
Unallocated expenses					<u>(5,239)</u>
					17,375
Finance expense					(17)
Profit before taxation					<u>17,358</u>
Taxation					(160)
Profit after taxation					<u><u>17,198</u></u>
Segment assets	82,304	4,844	3,601		90,586
Unallocated assets					<u>39,685</u>
Consolidated total assets					<u><u>130,271</u></u>
Segment liabilities	536	2,613	1,466		4,567
Unallocated liabilities					<u>2,249</u>
Consolidated total liabilities					<u><u>6,816</u></u>
Other segment items					
Capital expenditure	-	647	180		827
Depreciation	4	268	120		392
Amortisation	-	6	-		6

Year ended 31 March 2007	Houses and Land Development Rights S\$'000	Construction related activities S\$'000	Professional Services S\$'000	Eliminations S\$'000	Group S\$'000
Revenue – external parties	1,830	5,993	1,348		9,171
Revenue – inter-segment sales	-	342	-	(342)	-
	<u>1,830</u>	<u>6,335</u>	<u>1,348</u>	<u>(342)</u>	<u>9,171</u>
Segment results	213	803	392		1,407
Other income – Miscellaneous					93
Exceptional item – goodwill written off					(13,935)
Unallocated expenses					<u>(1,712)</u>
					<u>(14,147)</u>
Finance expense					(2)
Profit before taxation					<u>(14,149)</u>
Taxation					<u>(280)</u>
Profit after taxation					<u><u>(14,429)</u></u>
Segment assets	83,563	3,746	2,291		89,600
Unallocated assets					<u>6,955</u>
Consolidated total assets					<u><u>96,555</u></u>
Segment liabilities	805	2,061	1,177		4,043
Unallocated liabilities					<u>796</u>
Consolidated total liabilities					<u><u>4,839</u></u>
Other segment items					
Capital expenditure	-	369	6		375
Depreciation	6	254	65		325
Amortisation	-	7	-		7

14. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Please refer to paragraph 8.

15. A breakdown of sales.

	Financial Year ended 31.03.2008 S\$'000 Group	Financial Year ended 31.03.2007 S\$'000 Group	% Increase/ (decrease) Group
(a) Sales reported for first half year	5,234	3,739	40
(b) Loss after tax before deducting minority interests reported for first half year	(615)	(127)	384
(c) Sales reported for second half year	5,627	5,432	4
(d) Profit/(loss) after tax before deducting minority interests reported for second half year	18,877	(14,303)	NM

16. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

	Financial Year ended 31.03.2008 S\$'000	Financial Year ended 31.03.2007 S\$'000
Ordinary	-	568

17. Interested Person Transactions

The details of interested person transactions for the year ended 31 March 2008 are set out below.

Name of Interested Person	Aggregate value of all interested person transactions during FY2008 (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions during FY2008 which are conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000) *
	S\$'000	S\$'000
Associates of Mr. Serge Pun:-		
(a) Purchases	-	94
(b) Sales	-	252
(c) Treasury transactions	-	690
(d) Land development rights transactions	-	463
(e) Prepayments for supply of crops	-	5,988
(f) Acquisition of subsidiary	5,870 **	-
(g) Acquisition of associated company (including assignment of shareholders' loans)	17,106 ***	-

* Shareholders' mandate was approved at the Extraordinary General Meeting on 10 September 2007. Accordingly, the aggregate value of all interested person transactions are presented for the twelve-month period from 1 April 2007 to 31 March 2008.

** The acquisition of subsidiary was approved at the Extraordinary General Meeting on 10 September 2007.

*** The acquisition of associated company was approved at the Extraordinary General Meeting on 21 December 2007.

BY ORDER OF THE BOARD

Lee Kam Seng
Company Secretary
30 May 2008

PrimePartners Corporate Finance Pte. Ltd. ("PPCF") 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.