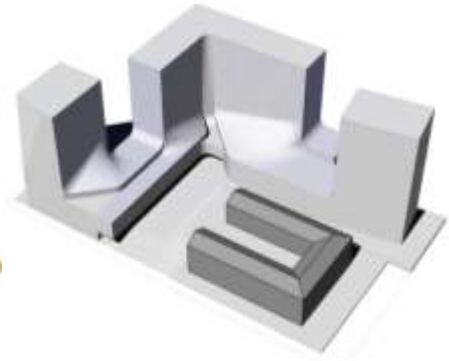
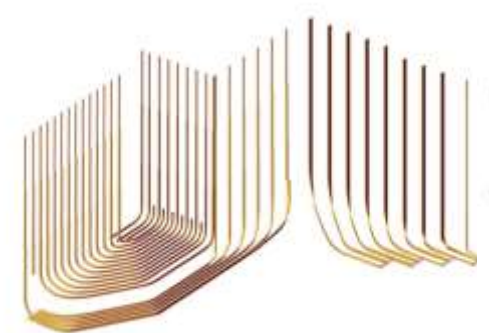
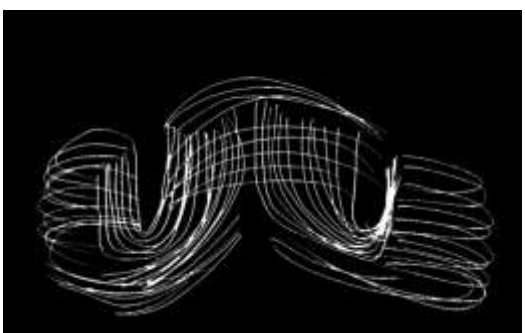




---

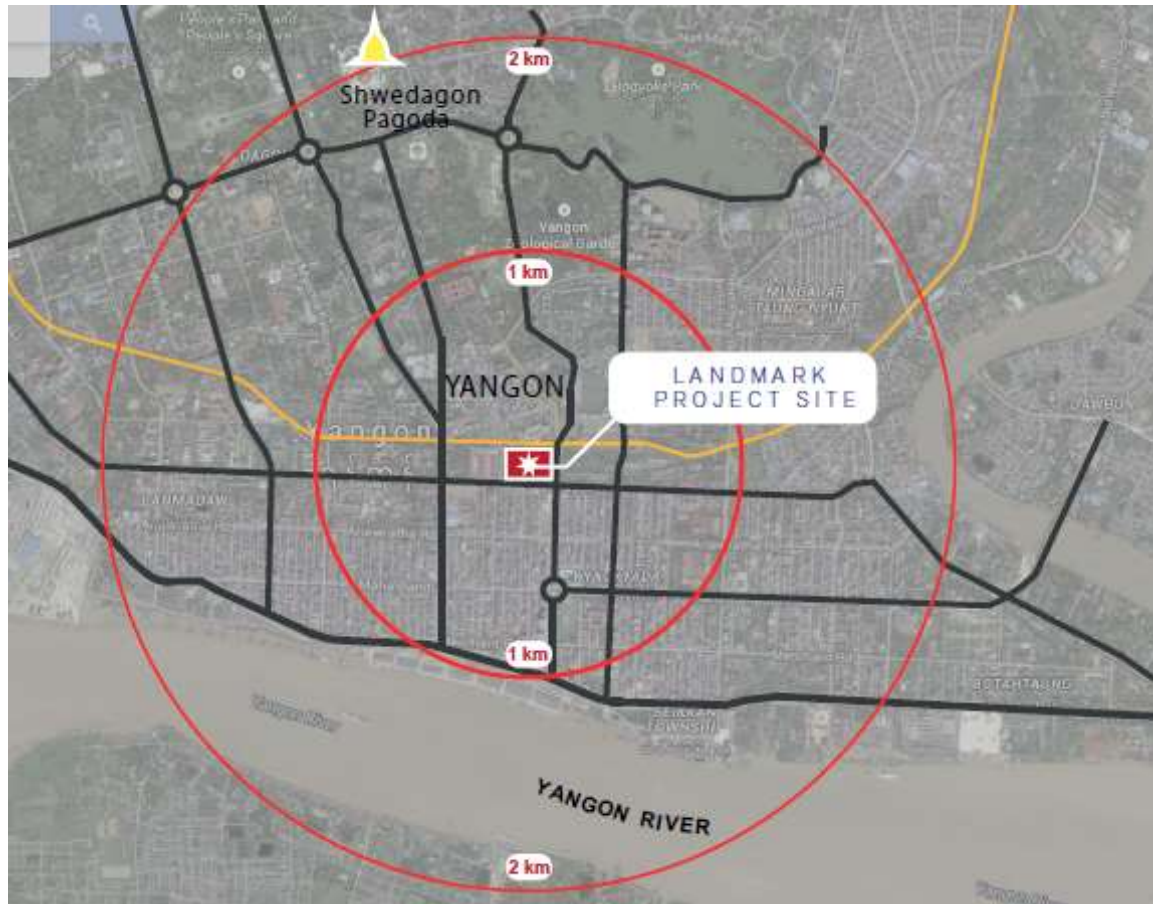
# LANDMARK DEVELOPMENT

---



# Location

Prestigious site in the heart of the CBD, commercial epicentre of Yangon



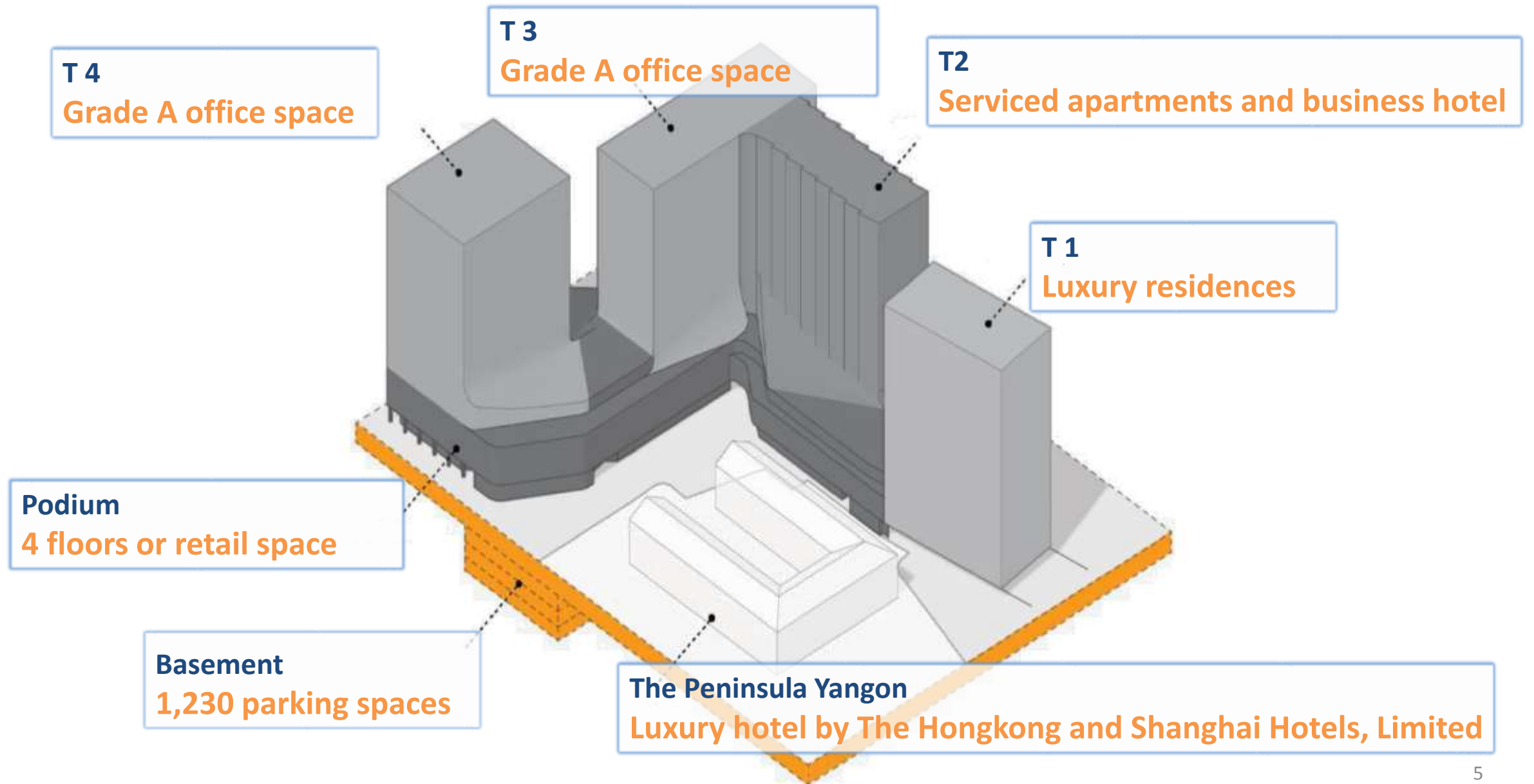
# Current Site Condition



# The Future Landmark Development



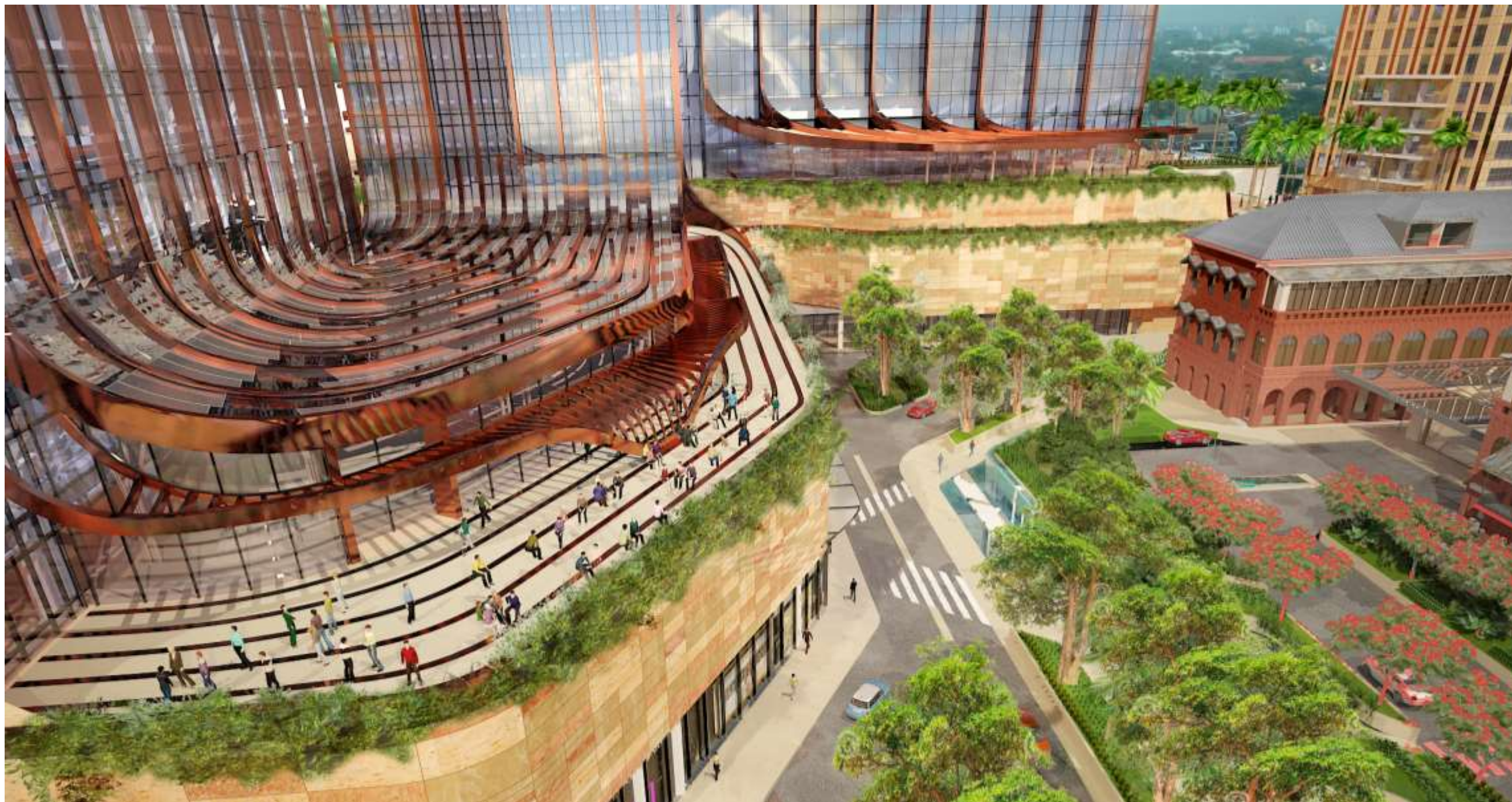
# Design Plan



# Grade A Office Space



# The Retail Podium



# Project Gross Floor Area

Use	2014	2016*	increase
Peninsula Yangon Hotel	151,264	151,264	-
Luxury Residence	390,310	426,315	9%
Serviced Apartments & Business Hotel	445,862	547,979	23%
Office	731,956	903,651	23%
Retail Podium	404,701	410,051	1%
<b>Total Gross Floor Area</b>	<b>2,124,093</b>	<b>2,439,260</b>	<b>15%</b>

\*2016 figure based on 1<sup>st</sup> March area schedule

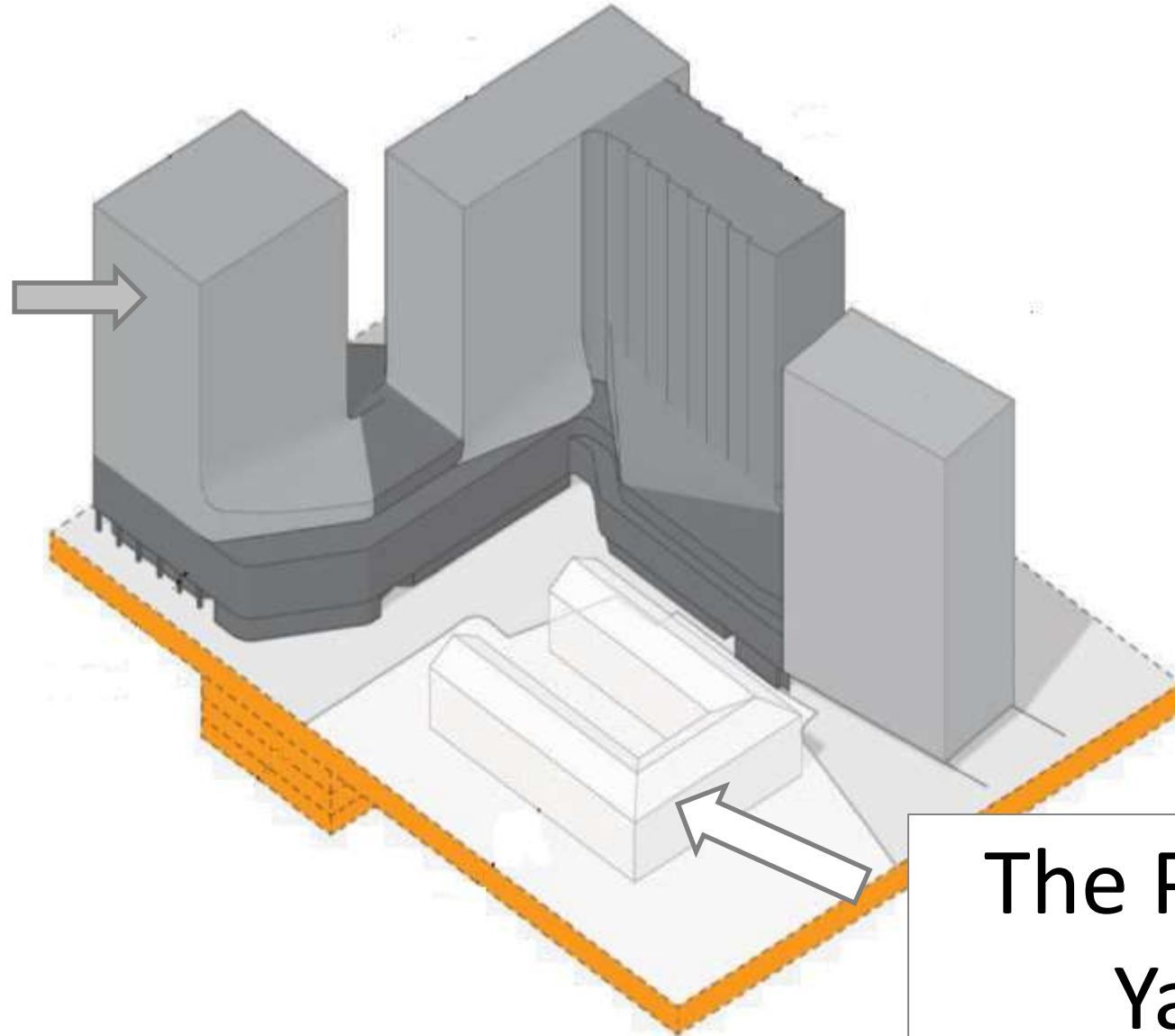


# Project Timeline

Items	Milestones	Status/Target Date
1	Master Lease with agreed commercial terms and timeline	Signed
2	Two new master leases for the Mixed-Use Development and The Peninsula Yangon	Signed 23 July 2016
3	Works on The Peninsula Yangon	Commenced
4	Approval of incorporation of foreign JV company & Major works for the Mixed-Use Development	By End 2016
5	Draw down on debt facilities	Soon thereafter item 4
6	Pre-sales of apartment units	April 2017 onwards
7	Project completion	End of 2020

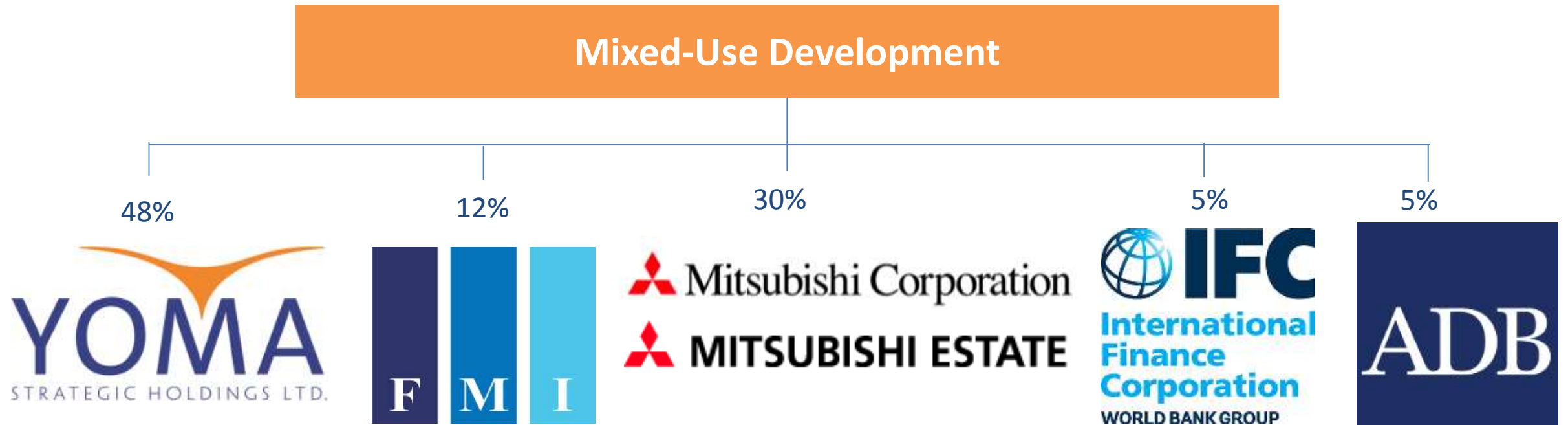
# Landmark Development

Mixed-Use  
Development



The Peninsula  
Yangon

# Our Partners for Mixed-Use Development



<sup>1</sup>Mitsubishi Corporation and Mitsubishi Estate (together, the “Mitsubishi Companies”) will establish a joint venture with preferred equity investment from Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development (JOIN). JOIN is the first and only government-private sponsored fund in Japan that specialises in overseas infrastructure investment (source: <http://www.join-future.co.jp>)

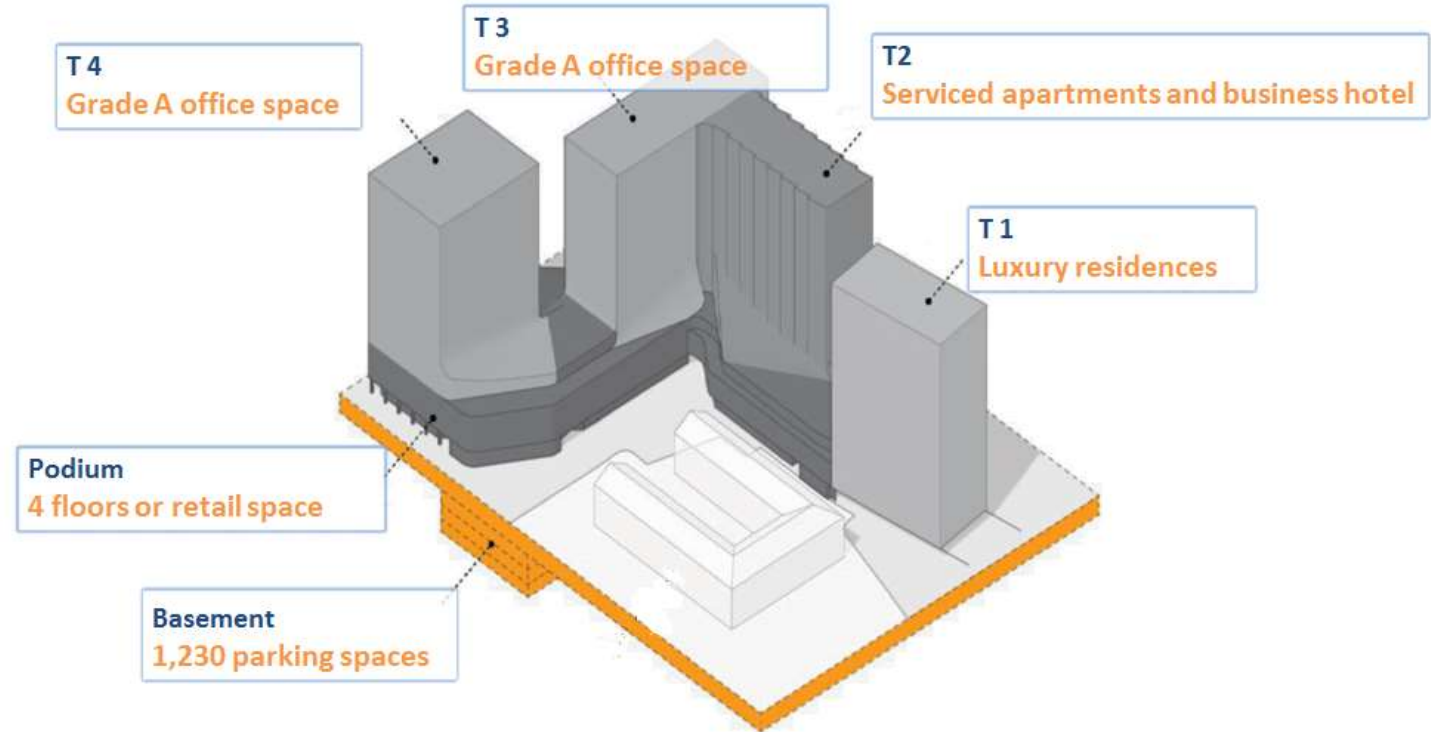
# Project Cost and Proposed Financing Plan

## Total Development Cost for Mixed-use Development: US\$660 million

consisting of land cost and other development costs including construction, consultants, overheads and contingencies

## Sources of Funding:

- (i) Debt facilities of up to US\$135 million
- (ii) A total equity contributing from the partners of between US\$349 million and US\$400 million



# Financing Plan

Summary of Yoma Strategic's cash contributions to the Landmark development:

	<i>Figures in US\$ millions</i>	Comments
Mixed-Use Development	\$92 - \$117	Company's net cash contribution for the development after taking into consideration the Company's 80%-interest in the land value
The Peninsula Yangon	\$38	
Total	\$128 - \$156	<ul style="list-style-type: none"><li>▪ Investment to date US\$24 million</li><li>▪ No significant cash contribution for next 12 to 18 months amounting to between US\$11 million and US\$15 million</li><li>▪ Cash contribution will be fund from:<ul style="list-style-type: none"><li>- Sale of Non Core Assets</li><li>- Debt Facilities</li><li>- Internal Resources</li></ul></li></ul>



---

## **QUESTIONS & ANSWERS**

---