

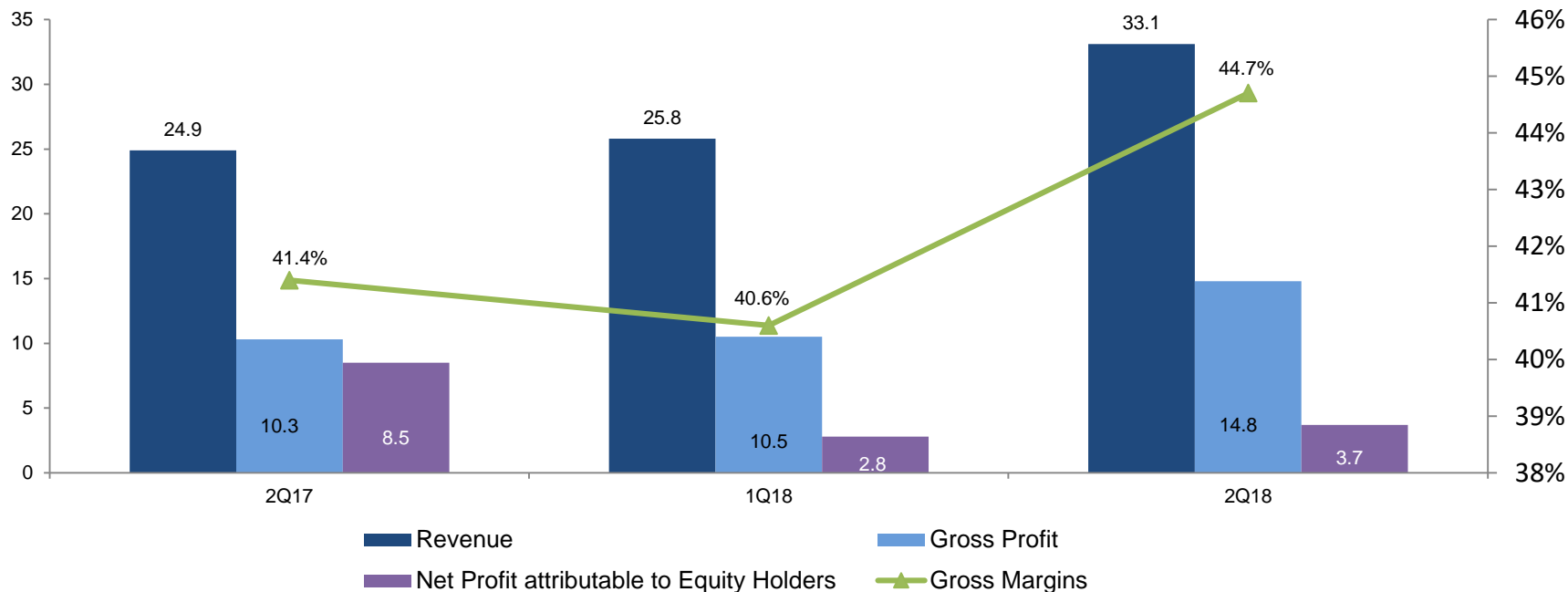


1H2018 Results Presentation

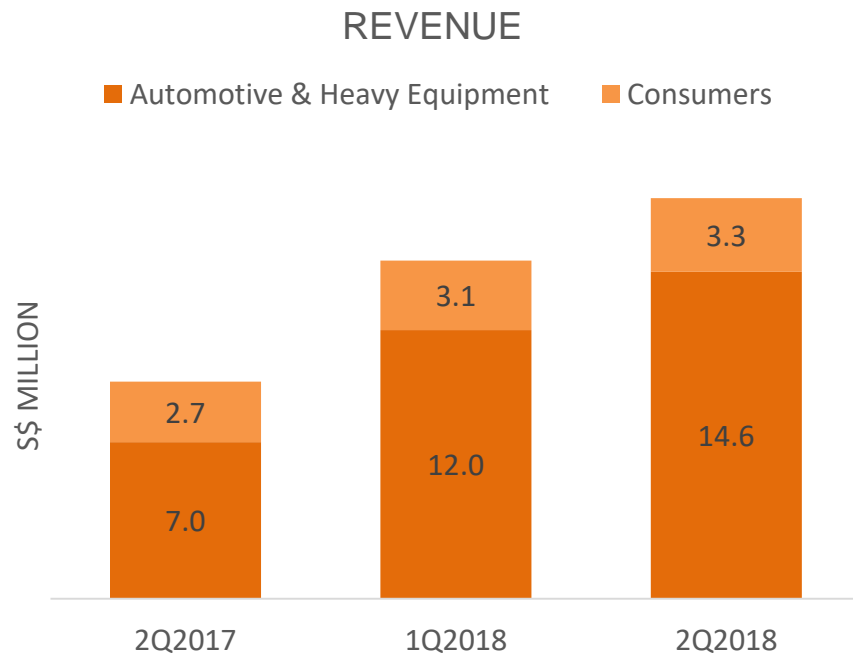
2Q2018 FINANCIAL HIGHLIGHTS

- Stronger operating results saw revenue and gross profit increase quarter-on-quarter and year-on-year
- Lower year-on-year net profit was largely due to the absence of fair value gains from the telecommunications towers investment recorded in 2Q2017

S\$ million



KEY HIGHLIGHTS OF NON-REAL ESTATE BUSINESSES



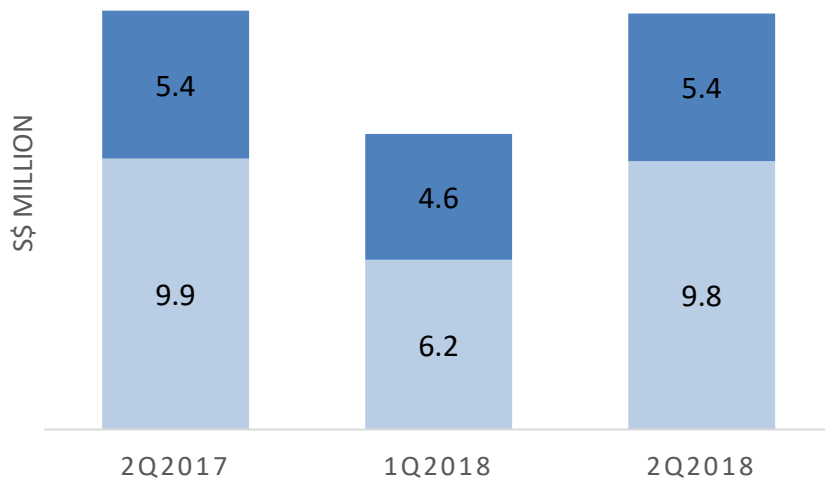
Key Highlights

- Non-Real Estate revenue grew 84.6% year-on-year to S\$17.9 million
- Growth was primarily attributed to significant growth in New Holland tractor sales and more KFC store openings

KEY HIGHLIGHTS OF REAL ESTATE BUSINESS

REVENUE

■ Sale of Residences & LDRs ■ Real Estate Rental & Services



Key Highlights

- Overall Real Estate revenue improved from 1Q2018 and was stable on a year-on-year basis
- Revenue in 2Q2018 was driven by the profits from sales of residences in Galaxy Towers and the additional share of profits in StarCity Zone B following its completion

1H2018 PROFIT AND LOSS ITEMS

S\$ million	2Q2018	2Q2017	1H2018	1H2017
Revenue	33.1	24.9	59.0	42.6
Cost of sales	(18.3)	(14.6)	(33.8)	(25.5)
Gross profit	14.8	10.3	25.2	17.1
Other income, net	7.6	16.3	16.5	28.0
Expenses				
- Administrative	(13.5)	(12.4)	(25.8)	(24.4)
- Finance	(0.3)	(3.9)	(2.2)	(6.2)
Share of losses of associated companies	(0.5)	(0.9)	(0.5)	(1.5)
Share of losses of joint ventures	(0.4)	(1.1)	(0.7)	(1.5)
Profit before income tax	7.7	8.3	12.5	11.4
Income tax expense	(0.4)	(0.1)	(0.5)	(0.7)
Profit from continuing operations	7.3	8.2	12.0	10.8
Net Loss from discontinued operations	(0.7)	(0.6)	(1.5)	(1.1)
Total Profit	6.6	7.6	10.5	9.6

Results of the tourism business are now classified as Disposal Group Classified as Held for Sale

KEY BALANCE SHEET ITEMS

S\$ million	30 Sep 2017	31 Mar 2017
Cash and cash equivalents	67.0	34.8
Development properties	337.3	262.8
Land development rights	219.3	219.3
Investment properties	254.4	219.3
Trade and other receivables	58.6	138.7
Financial asset at fair value through profit or loss	48.4	49.8
Trade and other payables	158.7	147.7
Bank borrowings	197.1	165.9
Net assets attributable to equity shareholders	658.7	664.2
NAV/Share (cents)	37.9	38.2

Additional development properties from the buyback of Galaxy Towers

Decline is due to the buyback of Galaxy Towers owing by the investors

Includes net value of restructured tourism group at S\$45.5 million as at 30 September 2017

- Yoma Strategic has a 63.1% interest in the restructured tourism group
- Expected to book a gain on disposal upon the completion of the tourism spin-off exercise

Net financial gearing ratio currently standing at 13.6% as at 30 September 2017

The financial gearing ratio is calculated as net debt divided by total capital. Net debt is calculated as borrowings (excluding loans from non-controlling interests) less cash and cash equivalents. Total capital is calculated as total equity plus net debt

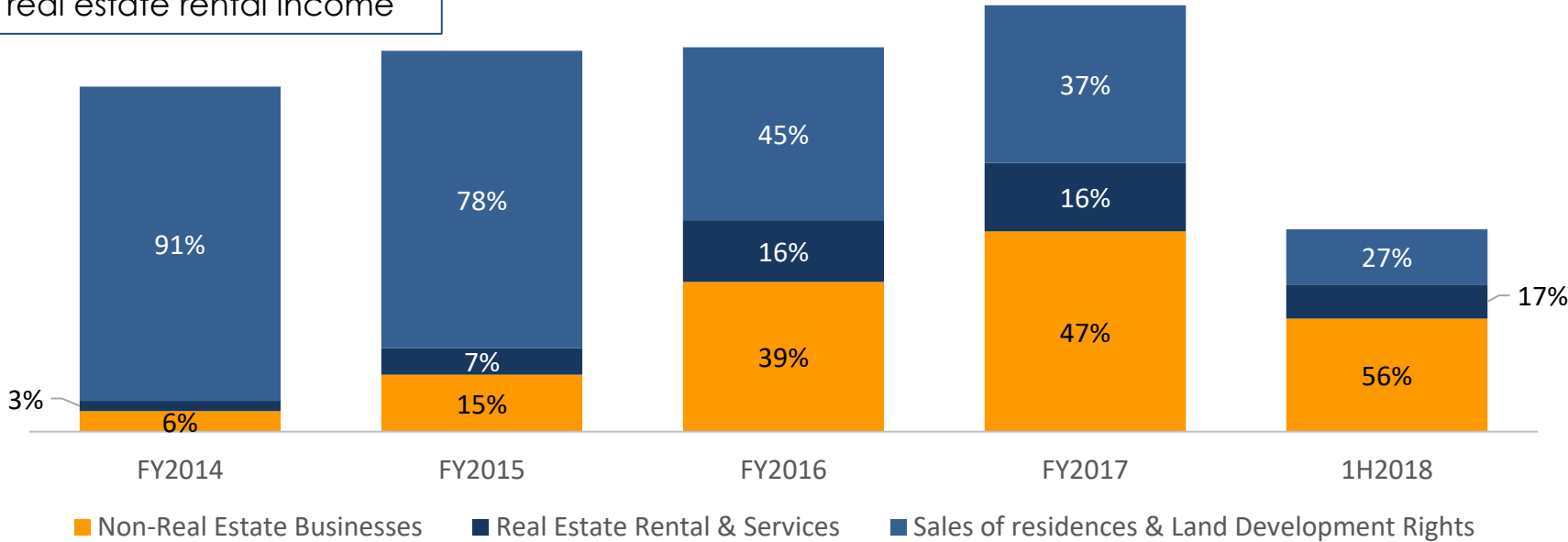
TRANSFORMING INTO A DISCIPLINED CONGLOMERATE

2020 Vision

Target is to have at least 50% of the revenue generated by non-real estate businesses and to increase real estate rental income

Ahead of our 2020 Target

Non-real-estate businesses contributed 47% of FY2017 revenue and 56% of 1H2018 revenue with improved gross margins



TARGET TO TRIPLE OUR SIZE BY 2023

- 1 Building dominant positions and nationwide footprints
- 2 Enhance autonomy and capabilities of each business unit
- 3 Rationalise non-core businesses and assets


YOMA
FOOD




YOMA
MOTOR




YOMA
LAND



Business Updates

13 KFC STORES IN YANGON

Shopping Malls

- Myanmar Plaza
- Junction Mawtin
- Capital Thaketa
- Dagon Centre
- Junction City
- AEON Orange Waizayantar
- SuperOne Hlaing Tharyar

Airports

- International & Domestic Terminals

Residential Estates

- StarCity

Standalone Stores

- ONE
- Junction Square
- Hledan



2 KFC STORES IN MANDALAY & 1 KFC STORE IN TAUNGGYI

Massive opening day turnout for our Mandalay and Taunggyi stores



FOOD & BEVERAGE EXPANSION STRATEGY

**Phase I:
Nationwide build for
KFC stores**



**Store
count**

**Revenue
S\$11 million**

12

March
2017

16

September
2017

22

March
2018

50+

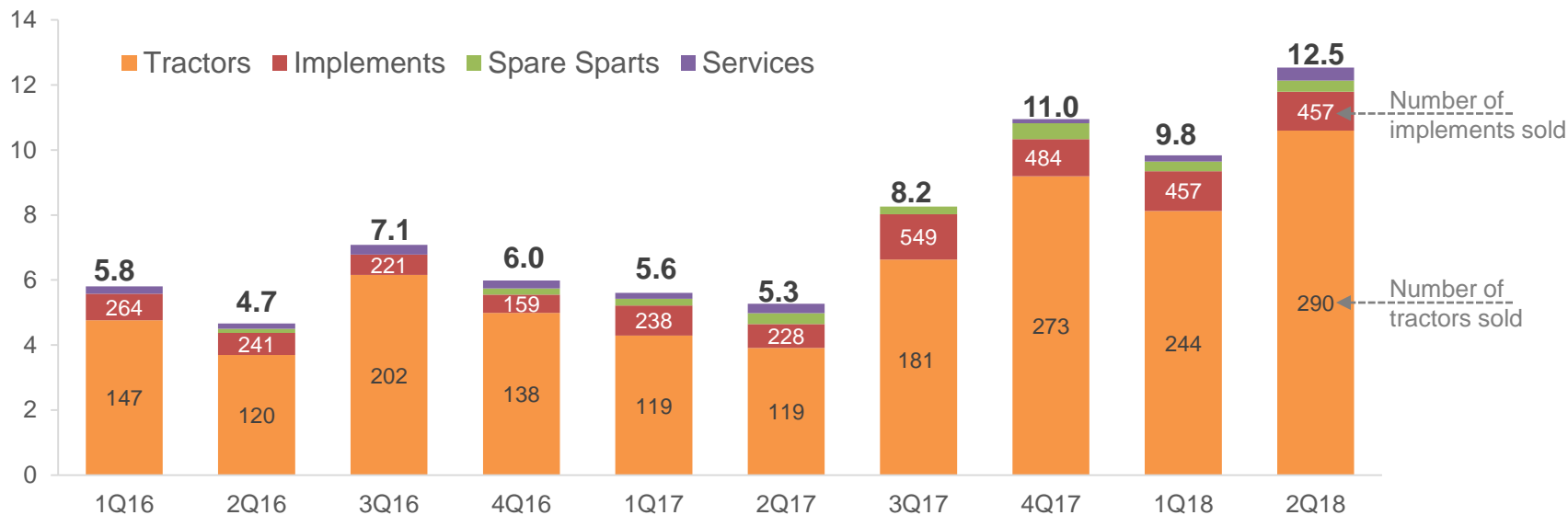
2020+

**Phase II:
Acquire and develop
new brands**

NEW HOLLAND TRACTORS

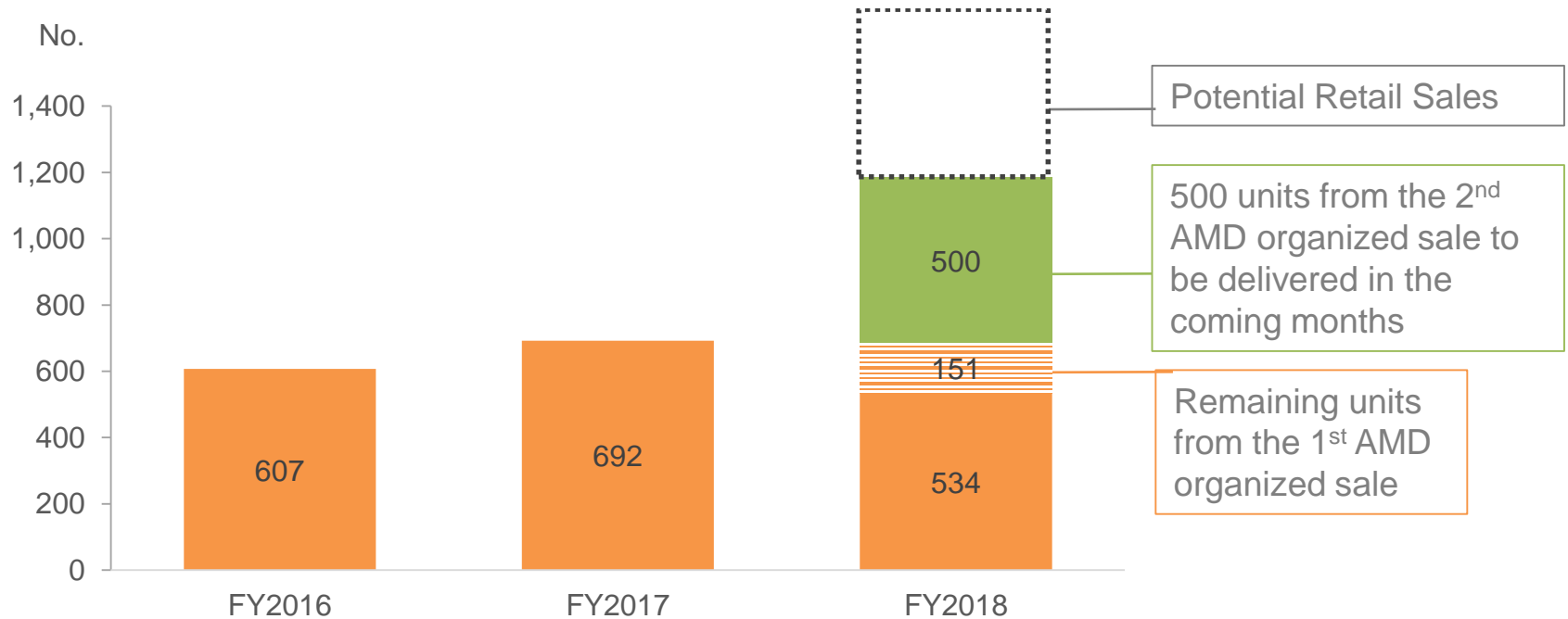
2Q2018 revenue jumped by 138% year-on-year

S\$ million



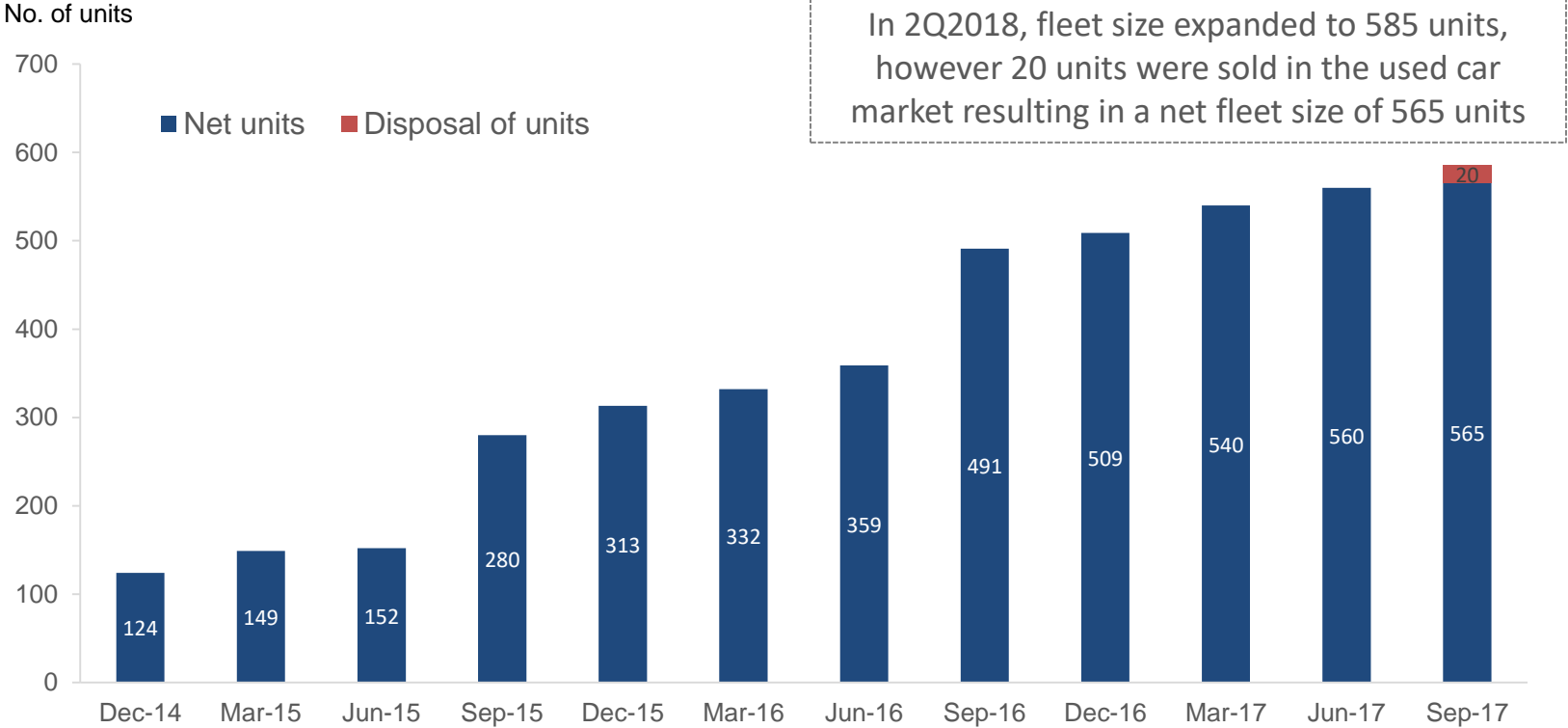
NEW HOLLAND TRACTORS

Sale of New Holland tractors is expected to continue to see strong growth



YOMA FLEET

Stable cashflows and growth from fleet



INCREASING RECURRING RENTAL INCOME

Portfolio of Investment Properties

Pun Hlaing International School



StarCity International School



The Campus



THE PENINSULA RESIDENCES

Target to launch in the coming months



YOMA
YOMAGI HOLDINGS LTD.