

YOMA STRATEGIC HOLDINGS LTD.
(Incorporated in the Republic of Singapore)
(Company Registration Number 196200185E)
(the “Company”)

QUESTIONS AND ANSWER SESSION AT THE ANNUAL GENERAL MEETING OF THE COMPANY HELD AT THE STRAITS ROOM, LEVEL 4, THE FULLERTON HOTEL, 1 FULLERTON SQUARE, SINGAPORE 049178 ON 24 JULY 2018 AT 10.00 A.M.

Following the presentation to shareholders given by the Executive Chairman and Chief Executive Officer, the Chairman invited questions from the shareholders. Several questions were received from the shareholders. The following is a summary of the questions raised and discussed:

- (a) A shareholder, Mr. Lin, noted that the Notes to the Financial Statements on page 178 of the Annual Report in relation to development properties included a line item relating to aggregate costs incurred and profits recognised (less losses recognised) on sold development properties in progress. Mr. Lin enquired about the amount of losses that had been recognised. Mr. JR Ching informed the Meeting that that line item is a standard disclosure in the financial statements and any material losses would have been separately disclosed.
- (b) Mr. Lin queried which real estate projects had resulted in the increase of the gross profit margin of the Real Estate segment in 2018 as compared to 2017 and whether such an increase was sustainable. Mr. JR Ching informed the Meeting that the increase was mainly due to the share of profits that was recognised by the Company in relation to a buy back transaction of units in Zone C of StarCity, which transaction had been previously announced.
- (c) Mr. Lin queried on whether independent valuations had been carried out for the land development rights (“LDRs”). Mr. Melvyn Pun explained that no such valuations had been undertaken as the costs for the LDRs are much lower than the actual market price. Mr. George Thia also added that the Board regularly reviews if there is a need for the independent valuation of LDRs by external valuers.
- (d) Mr. Lin queried as to which development properties are intended for investment, as he noted that the line item relating to the addition to development properties intended for investment had increased. Mr. JR Ching informed the Meeting that this line item related exclusively to the Yoma Central project. The Yoma Central project is currently categorised as a development property as it is in early stage of construction but it would be categorised as an investment property once the prescribed criteria has been met. Mr. Melvyn Pun added that the Company only has a 48 per cent. interest in Yoma Central and, as such, the Company will only be responsible for a corresponding proportion of the costs shown in the line item.
- (e) Mr. Lin queried on the amount of revenue from the Real Estate Services segment that was attributable to non-rental income and whether such revenue was recurring in nature. Mr. JR Ching informed the Meeting that the revenue from the Real Estate Services segment included rental income, leasing income, estate management services, hospitality services and food and beverage services provided in the Pun Hlaing Estate and StarCity. He explained that these revenue sources are recurring in nature.
- (f) Another shareholder, Mr. Yen enquired on the Chairman’s insight on the Rohingya crisis in Myanmar and Ms. Aung San Suu Kyi’s silence towards the allegations from the West on human rights violations by the Burmese government. The Chairman was of the view that the Rohingya problem is a complex one and its history should be taken into consideration. The problem has existed for many years but media coverage had increased considerably in the recent years with the implementation of a democratic system. Given the complexity of the problem, it is not something that can be easily resolved, placing Ms. Aung San Suu Kyi in a difficult position.
- (g) Mr. Yen further enquired on what the Board’s expectations on the Company’s position in five years’ time, given the low share price and dividend yield of the Company in comparison with its performance. The Chairman stated that this question would be addressed later.

- (h) A shareholder, Mr. Tan enquired whether foreign investments into Myanmar from other countries or international organisations such as the Association of South East Asian Nations is still increasing and whether China's One Belt One Road initiative has benefited Myanmar. The Chairman informed the Meeting that foreign direct investments into Myanmar had increased with most investment coming from Asia. He elaborated that Myanmar is an important and strategic country for the One Belt One Road initiative.
- (i) Mr. Tan enquired as to how much of the Company's revenue is distributable to the shareholders as dividends. In response to this question and Mr. Yen's earlier question, Mr. Melvyn Pun informed the Meeting that it is the Company's policy to distribute between 10 and 20 per cent. of its profit as dividends every year, subject to certain factors as detailed in the Company's Corporate Governance Report. While the Board had been keen to distribute higher dividends to the shareholders, Mr. Melvyn Pun explained that the Company would have to balance this against the Company's cash flow needs for investment into attractive opportunities that would result in greater returns. He added that cash flow is expected to be higher and more stable in a few years' time and the percentage of profits to be distributed to the shareholders would then be increased.
- (j) A shareholder, Mr. Lee, enquired whether there was any update in relation to the Company's partnership with Grab. Mr. Melvyn Pun informed the Meeting that any specific update will be announced by the Company. The partnership will be in relation to the leasing of taxis and the broad framework in relation to the partnership had been agreed. However, the partnership is still pending the approval of the relevant government authorities and until such approvals have been obtained, the Company will not be announcing any further updates in relation to the partnership.

There were no further questions raised by shareholders.

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(Signed)

SERGE PUN
CHAIRMAN OF THE MEETING