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**UNAUDITED FINANCIAL STATEMENT FOR THE FIRST QUARTER ENDED 30 JUNE 2019**

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**PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 & Q4), HALF-YEAR AND FULL YEAR RESULTS**

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

**UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 30 JUNE 2019**

	Group		
	US\$'000		%
	Quarter ended		Increase/ (Decrease)
	30.06.2019	30.06.2018 (Restated)	
Revenue	18,559	20,980	(11.5)
Cost of sales	(11,062)	(13,557)	(18.4)
Gross profit	7,497	7,423	1.0
<i>Gross profit margin</i>	40.4%	35.4%	
Other income, net	3,876	4,323	(10.3)
Expenses			
- Administrative	(13,932)	(12,395)	12.4
- Finance	(9,644)	(5,463)	76.5
Share of losses of joint ventures	(619)	(442)	40.0
Share of losses of associated companies	(1,318)	(2,021)	(34.8)
Loss before income tax	(14,140)	(8,575)	64.9
Income tax expense	(231)	(185)	24.9
<b>Net loss</b>	<b>(14,371)</b>	<b>(8,760)</b>	<b>64.1</b>
<b>Other comprehensive loss:</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
- Currency translation losses arising from consolidation	(2,007)	(23,305)	(91.4)
- Share of other comprehensive loss of associated companies	(885)	(559)	58.3
- Share of other comprehensive loss of joint ventures	(153)	(17)	NM
	(3,045)	(23,881)	(87.2)
<i>Items that will not be reclassified subsequently to profit or loss</i>			
Currency translation losses arising from consolidation	(64)	(899)	(92.9)
Other comprehensive loss, net of tax	(3,109)	(24,780)	(87.5)
Total comprehensive loss for the financial period	(17,480)	(33,540)	(47.9)
<b>Net loss attributable to:</b>			
Equity holders of the Company	(13,329)	(5,637)	136.5
Non-controlling interests	(1,042)	(3,123)	(66.6)
	<b>(14,371)</b>	<b>(8,760)</b>	<b>64.1</b>

**Total comprehensive loss attributable to:**

Equity holders of the Company  
Non-controlling interests

(16,374)	(29,518)	(44.5)
(1,106)	(4,022)	(72.5)
(17,480)	(33,540)	(47.9)

NM - Not meaningful

**1(a)(ii) The following items (with appropriate breakdowns and explanations), if significant, must either be included in the income statement or in the notes to the income statement for the current financial period reported on and the corresponding period of the immediately preceding financial year:**

**Expenses/(Income)**

Amortisation of intangible assets  
Depreciation of property, plant and equipment  
Employee share option expense  
Employee share award expense  
Fair value gain on financial assets at fair value through profit or loss  
Interest expenses on borrowings  
Interest expenses on lease liabilities and deferred trade payables  
Interest income  
Currency translation losses on borrowings, net  
Currency translation (gains)/losses, net

Group		
US\$'000		%
Quarter ended		Increase/ (Decrease)
30.06.2019	30.06.2018	
253	258	(1.9)
3,772	2,145	75.9
40	60	(33.3)
215	262	(18.3)
3,635	4,174	(12.9)
5,516	3,670	50.3
1,114	127	NM
(43)	(29)	48.3
2,442	1,164	109.8
(440)	952	NM

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

	The Group (US\$'000)		The Company (US\$'000)	
	30.06.2019	31.03.2019 (Restated)	30.06.2019	31.03.2019
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and bank balances	32,372	29,877	16,563	14,906
Trade and other receivables	82,573	85,776	10,059	8,710
Inventories	18,073	18,401	-	-
Development properties	283,757	276,944	-	-
Other assets	59,921	61,894	2,860	3,393
Financial assets - fair value through profit or loss	54,487	50,852	-	-
Land development rights	1,004	1,007	-	-
	<b>532,187</b>	<b>524,751</b>	<b>29,482</b>	<b>27,009</b>
<b>Non-current assets</b>				
Trade and other receivables	13,363	13,214	-	-
Other assets	7,324	7,380	-	-
Financial assets – fair value through profit or loss	9,169	9,396	-	-
Investments in joint ventures	10,607	11,372	-	-
Investments in associated companies	83,146	81,350	-	-
Investments in subsidiary corporations	-	-	703,847	715,377
Investment properties	309,108	310,359	-	-
Property, plant and equipment	114,971	65,066	202	165
Intangible assets	28,021	28,252	-	-
Land development rights	150,694	150,530	-	-
Deferred income tax asset	208	208	-	-
	<b>726,611</b>	<b>677,127</b>	<b>704,049</b>	<b>715,542</b>
<b>Total assets</b>	<b>1,258,798</b>	<b>1,201,878</b>	<b>733,531</b>	<b>742,551</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	81,452	76,129	5,217	4,500
Current income tax liabilities	4,336	4,143	275	196
Lease liabilities	2,213	-	-	-
Borrowings	109,407	116,156	92,471	85,865
	<b>197,408</b>	<b>196,428</b>	<b>97,963</b>	<b>90,561</b>
<b>Non-current liabilities</b>				
Trade and other payables	-	11,700	-	-
Borrowings	229,505	218,493	154,426	161,994
Put options to non-controlling interests	30,598	30,134	30,598	30,134
Financial liabilities at fair value through profit or loss	1,616	1,616	1,616	1,616
Shareholders' loans from non-controlling interests	22,677	40,511	-	-
Lease liabilities	46,881	-	-	-
Deferred income tax liabilities	1,379	1,407	-	-
	<b>332,656</b>	<b>303,861</b>	<b>186,640</b>	<b>193,744</b>
<b>Total liabilities</b>	<b>530,064</b>	<b>500,289</b>	<b>284,603</b>	<b>284,305</b>
<b>NET ASSETS</b>	<b>728,734</b>	<b>701,589</b>	<b>448,928</b>	<b>458,246</b>

**EQUITY**

**Capital and reserves attributable to equity holders of the Company**

Share capital  
Perpetual bonds  
Share option reserve  
Share award reserve  
Currency translation reserve  
Put options reserve  
Retained profits/(accumulated losses)

Non-controlling interests

**Total equity**

	The Group (US\$'000)		The Company (US\$'000)	
	30.06.2019	30.03.2019 (Restated)	30.06.2019	31.03.2019
Share capital	513,716	513,716	513,716	513,716
Perpetual bonds	30,000	30,000	30,000	30,000
Share option reserve	3,339	3,299	3,339	3,299
Share award reserve	2,613	2,398	2,613	2,398
Currency translation reserve	(58,130)	(55,085)	-	-
Put options reserve	(30,598)	(30,134)	(30,598)	(30,134)
Retained profits/(accumulated losses)	95,333	90,313	(70,142)	(61,033)
	556,273	554,507	448,928	458,246
Non-controlling interests	172,461	147,082	-	-
<b>Total equity</b>	<b>728,734</b>	<b>701,589</b>	<b>448,928</b>	<b>458,246</b>

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

### Amount repayable in one year or less, or on demand

As at 30.06.2019		As at 31.03.2019	
Secured	Unsecured	Secured	Unsecured
US\$'000	US\$'000	US\$'000	US\$'000
61,005	48,402	74,101	42,055

### Amount repayable after one year

As at 30.06.2019		As at 31.03.2019	
Secured	Unsecured	Secured	Unsecured
US\$'000	US\$'000	US\$'000	US\$'000
219,505	10,000	208,493	10,000

Total borrowings stood at US\$338.91 million as at 30 June 2019 as compared to US\$334.65 million as at 31 March 2019.

Included in total secured borrowings as at 30 June 2019 were:-

- (a) a loan of US\$54.28 million owing by the Company to the Asian Development Bank ("ADB"). The loan is secured by:-
  - (i) shares in YSH Finance Ltd (which holds the Group's 12.5% interest in edotco Investments Singapore Pte Ltd ("edotco Investments")) and an assignment of the put options in relation to edotco Investments (the "edotco Investments Assignment");
  - (ii) the assignment and/or mortgage of the Group's interests in Yoma Fleet Limited ("Yoma Fleet");
  - (iii) the assignment and/or mortgage of the Group's interests in KOSPA Limited;
  - (iv) the assignment and/or mortgage of the Group's interest in Star City International School Company Limited ("SCIS");
  - (v) the assignment and/or mortgage of the Group's interest in Yangon Sands Industries Limited (Dulwich International School at Pun Hlaing Estate);
  - (vi) shares in the Company's joint venture, Yoma Micro Power (S) Pte Ltd ("YMP"); and
  - (vii) the assignment of rights and interests in certain receivables from Convenience Prosperity Company Limited ("Convenience Prosperity").
- (b) a loan of US\$24.00 million owing by the Company which is also secured by the edotco Investments Assignment;
- (c) a loan of US\$9.50 million owing by Xun Xiang (Dalian) Enterprise Co Ltd ("Xun Xiang") which is secured by its investment property (i.e. retail mall in Dalian, China);
- (d) loans of US\$23.30 million (or Kyats 34.49 billion) secured by investment properties and certain land development rights in Myanmar;
- (e) a loan of US\$10.00 million owing by Yoma Fleet to the International Finance Corporation ("IFC"). This loan is secured by the assignment and/or mortgage of the Group's interests in Yoma Fleet;
- (f) a loan of US\$13.48 million owing by Yoma Development Group Limited. This loan is secured by an investment property in Myanmar;
- (g) a loan of US\$25.00 million owing by the Company to Nederlandse Financierings-maatschappij Voor Ontwikkelingslanden N.V. ("FMO") which is secured by a mortgage of the Group's shares and assignment of interests in Convenience Prosperity and an assignment of and a floating charge over certain current assets and property, plant and equipment of Convenience Prosperity;
- (h) loans of US\$33.75 million owing by Meeyahta Development Limited ("MDL"). These loans are secured by the shares in MDL and the leasehold interest in land held by MDL and the assignment of subordinated debt payable by MDL;
- (i) a loan of US\$15.00 million owing by the Company which is secured by the mortgage of the Group's interest in Memories Group Limited; and
- (j) bonds in the amount of US\$72.20 million (or THB2,220 million) issued by the Company which is fully guaranteed by the Credit Guarantee and Investment Facility ("CGIF"), a trust fund of the ADB and for which, the Company provided to CGIF the assignment and/or mortgage of the Group's interests in Summit Brands Restaurant Group Limited, SGG Motor Services Limited and Yoma German Motors Limited.

Unsecured borrowings as at 30 June 2019 comprised loans of US\$11.42 million (or S\$15.46 million), US\$1.98 million (or Kyats 3.00 billion) and US\$45.00 million.

**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 (US\$'000)	
	Quarter ended	
	30.06.2019	30.06.2018
<b>Cash flows from operating activities:</b>		
Net loss	(14,371)	(8,760)
Adjustments for:		
Income tax expense	231	185
Depreciation of property, plant and equipment	3,772	2,145
Amortisation of intangible assets	253	258
Write-off of property, plant and equipment	9	-
Gain on disposal of property, plant and equipment	(115)	(8)
Interest income	(43)	(29)
Interest expenses on borrowings	5,516	3,670
Interest expenses on lease liabilities and deferred trade payables	1,114	127
Employee share option expenses	40	60
Employee share award expenses	215	262
Share of losses of joint ventures	619	442
Share of losses of associated companies	1,318	2,021
Unrealised currency translation loss/(gains)	1,863	(11,933)
Operating cash flows before changes in working capital	421	(11,560)
Changes in working capital:		
Trade and other receivables	6,108	6,459
Inventories and properties under development	(2,491)	12,713
Land development rights	(133)	5,342
Trade and other payables	(6,856)	(19,759)
Financial assets at fair value through profit or loss	(3,408)	(6,074)
Cash used in operations	(6,359)	(12,879)
Interest received	43	29
Income tax paid	(42)	(196)
<b>Net cash used in operating activities</b>	<b>(6,358)</b>	<b>(13,046)</b>
<b>Cash flows from investing activities:</b>		
Additions to investment properties	(156)	(1,222)
Additions to property, plant and equipment	(4,090)	(4,318)
Additions to investments in future projects	(511)	(739)
Additions to development properties intended for investing activities	(4,561)	(24,643)
Shareholders' loans to associated company	(4,000)	-
Prepayment for operating rights	(64)	(254)
Prepayment for property, plant and equipment	(3,046)	(1,884)
Proceeds from disposal of property, plant and equipment	1,625	189
<b>Net cash used in investing activities</b>	<b>(14,803)</b>	<b>(32,871)</b>

The Group (US\$'000)	
Quarter ended	
30.06.2019	30.06.2018
<b>Cash flows from financing activities:</b>	
Interest paid	(4,687)
Interest expenses on lease liabilities paid	(471)
Perpetual securities distribution paid	(300)
Proceeds from issuance of perpetual securities	-
Capital contributions from non-controlling interests	741
Proceeds from increase in share capital of a subsidiary corporation without loss of control	26,600
Proceeds from borrowings	9,802
Repayment of borrowings	(10,027)
Repayment of lease liabilities	(283)
Loan from non-controlling interests	-
Increase in bank deposits restricted for use	-
<b>Net cash provided by financing activities</b>	<b>21,375</b>
<b>Net increase in cash and cash equivalents</b>	<b>214</b>
<b>Cash and cash equivalents</b>	
Beginning of financial period	15,487
Effect of currency translation on cash and cash equivalents	(38)
End of financial period	15,663
	52,107
	6,190
	13,023
	(310)
	18,903

For the purpose of presenting the consolidated statement of cash flows, cash and cash equivalents comprise the following:-

The Group (US\$'000)	
Quarter ended	
30.06.2019	30.06.2018
Cash and bank balances	32,372
Less: Overdrafts	(2,319)
Less: Bank deposits restricted for use	(14,390)
Cash and cash equivalents per consolidated statement of cash flows	15,663
	31,404
	-
	(12,501)
	18,903

**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.**

US\$'000											
The Group	Attributable to equity holders of the Company										Total Equity
	Share Capital	Perpetual Securities	Share Option Reserve	Share Award Reserve	Currency Translation Reserve	Fair Value Reserve	Put Option Reserve	Retained Profits	Total	Non-controlling Interests	
Balance as at 1 April 2019	513,716	30,000	3,299	2,398	(55,089)	-	(30,134)	90,726	554,916	147,490	702,406
Prior year adjustment – Change in accounting policies for borrowing costs	-	-	-	-	4	-	-	(413)	(409)	(408)	(817)
Balance as at 1 April 2019, as restated	513,716	30,000	3,299	2,398	(55,085)	-	(30,134)	90,313	554,507	147,082	701,589
Employee share option scheme	-	-	40	-	-	-	-	-	40	-	40
Employee share award scheme – value of employee services	-	-	-	215	-	-	-	-	215	-	215
Increase in share capital of a subsidiary corporation without loss of control	-	-	-	-	-	-	-	18,649	18,649	7,951	26,600
Accretion of imputed interest – put options to NCI	-	-	-	-	-	-	(464)	-	(464)	-	(464)
Additional contributions from non-controlling interests	-	-	-	-	-	-	-	-	-	18,548	18,548
Dividend declared to non-controlling interest	-	-	-	-	-	-	-	-	-	(14)	(14)
Perpetual securities distribution paid	-	-	-	-	-	-	-	(300)	(300)	-	(300)
Total comprehensive loss	-	-	-	-	(3,045)	-	-	(13,329)	(16,374)	(1,106)	(17,480)
Balance as at 30 June 2019	513,716	30,000	3,339	2,613	(58,130)	-	(30,598)	95,333	556,273	172,461	728,734
Balance as at 1 April 2018, as previously reported	483,178	-	3,371	1,833	22,016	-	(28,348)	56,433	538,483	125,653	664,136
Prior year adjustment – Change in accounting policies for borrowing costs	-	-	-	-	-	-	-	(130)	(130)	(118)	(248)
Balance as at 1 April 2018, as restated	483,178	-	3,371	1,833	22,016	-	(28,348)	56,303	538,353	125,535	663,888
Effect of changes in functional currency	29,605	-	208	73	(33,024)	-	-	3,138	-	-	-
Employee share option scheme	-	-	60	-	-	-	-	-	60	-	60
Employee share award scheme – value of employee services	-	-	-	262	-	-	-	-	262	-	262
Accretion of imputed interest – put options to NCI	-	-	-	-	-	-	(436)	-	(436)	-	(436)
Issuances of perpetual securities	-	15,000	-	-	-	-	-	-	15,000	-	15,000
Total comprehensive loss, as restated	-	-	-	-	(23,881)	-	-	(5,637)	(29,518)	(4,022)	(33,540)
Balance as at 30 June 2018	512,783	15,000	3,639	2,168	(34,889)	-	(28,784)	53,804	523,721	121,513	645,234



**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.**

US\$'000								
The Company	Share Capital	Share Option Reserve	Share Award Reserve	Put Options Reserve	Currency Translation Reserve	Perpetual Securities	Accumulated Losses	Total
Balance as at 1 April 2019	513,716	3,299	2,398	(30,134)	-	30,000	(61,033)	458,246
Accretion of imputed interest - Put options to NCI	-	-	-	(464)	-	-	-	(464)
Employee share option scheme	-	40	-	-	-	-	-	40
Employee share award scheme	-	-	215	-	-	-	-	215
Perpetual securities distribution paid	-	-	-	-	-	-	(300)	(300)
Total comprehensive loss	-	-	-	-	-	-	(8,809)	(8,809)
Balance as at 30 June 2019	513,716	3,339	2,613	(30,598)	-	30,000	(70,142)	448,928
Balance as at 1 April 2018	483,178	3,371	1,833	(28,348)	32,861	-	(28,428)	464,467
Effect of change in functional currency	29,605	208	73	-	(32,861)	-	2,975	-
Balance as at 1 April 2018, as restated	512,783	3,579	1,906	(28,348)	-	-	(25,453)	464,467
Accretion of imputed interest - Put options to NCI	-	-	-	(436)	-	-	-	(436)
Employee share option scheme	-	60	-	-	-	-	-	60
Employee share award scheme	-	-	262	-	-	-	-	262
Issuances of perpetual securities	-	-	-	-	-	15,000	-	15,000
Total comprehensive loss	-	-	-	-	-	-	(17,542)	(17,542)
At 30 June 2018	512,783	3,639	2,168	(28,784)	-	15,000	(42,995)	461,811

**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.**

#### Employee Shares Option Scheme

The Company did not allot and issue any new ordinary shares pursuant to the Employees Shares Option Scheme ("YSH ESOS 2012") during the three-month period ended 30 June 2019. As at 30 June 2019, the outstanding share options granted under the YSH ESOS 2012 were for a total of 14.49 million (30 June 2018: 16.79 million) ordinary shares.

#### Performance Share Plan

The Company did not grant any awards under the Yoma Performance Share Plan ("Yoma PSP") during the three-month period ended 30 June 2019. As at 30 June 2019, the total number of ordinary shares awarded under was 11.80 million (30 June 2018: 11.09 million).

**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 30 June 2019 – 1,895,820,441

Total number of issued shares as at 31 March 2019 – 1,895,820,441

The Company had no treasury shares as at 30 June 2019 and 31 March 2019.

**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 independent auditor.

**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.**

Save as disclosed in paragraph 5 below, the Group has consistently applied the same accounting policies and methods of computation in the financial statements for the current reporting period as compared to its audited financial statements for the financial year ended 31 March 2019.

**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.**

The Group adopted the new/revised SFRS(I)s that are effective for annual periods beginning on or after 1 January 2019. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I)s, SFRS(I) Interpretations and amendments to SFRS(I)s.

The following are the new or amended SFRS(I)s, and SFRS(I) Interpretations, that are relevant to the Group:

- SFRS(I) 16 *Leases*
- SFRS(I) INT 23 *Uncertainty Over Income Tax Treatments*
- Amendments to SFRS(I) 9 *Prepayment Features with Negative Compensation*
- Amendments to SFRS(I) 1-12 *Income tax consequences of payments on financial instruments classified as equity*
- Amendments to SFRS(I) 1-23 *Borrowing costs eligible for capitalisation*
- Amendments to SFRS(I) 1-28 *Long-term Interests in Associates and Joint Ventures*

The adoption of the above SFRS(I)s, SFRS(I) Interpretations and amendments to SFRS(I)s did not have any significant impact on the financial statements of the Group except for the following:

#### Adoption of SFRS(I) 16

SFRS(I) 16 is effective for financial years beginning on or after 1 January 2019. The Group has applied the simplified transition approach and will not restate comparative amounts for the financial year prior to first adoption.

SFRS(I) 16 has resulted in almost all leases being recognised on the statement of financial position, as the distinction between operating and finance leases is removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term leases and leases of low value assets. The accounting for lessors has not changed significantly.

Right-of-use assets included in property, plant and equipment, are measured using the cost model and are carried at cost less accumulated depreciation and accumulated impairment loss, if any, subsequent to initial recognition. The carrying amount for lease liabilities subsequent to initial recognition would take into account interest on the lease liabilities, lease payments made and any reassessment or lease modifications.

The adoption of SFRS(I) 16 resulted in adjustments to the statement of financial position of the Group as at 1 April 2019. On adoption of SFRS(I) 16, the Group chose to measure the right-of-use assets at amounts equal to the lease liabilities, adjusted by the amounts of any prepaid or accrued lease payments relating to those leases recognised in the statement of financial position immediately before 1 April 2019. Accordingly, the adoption of SFRS(I) 16 does not result in any adjustment to the opening balance of retained profits as at 1 April 2019.

The differences from the statement of financial position as previously reported at 31 March 2019 are as follows:

	<b>01.04.2019</b>
	<b>US\$'000</b>
Increase in property, plant and equipment as a result of recognition of right-of-use assets	50,625
Increase in lease liabilities	(48,649)
Decrease in other assets	(1,976)
Net impact in net assets	<u>-</u>

#### Borrowing costs relating to development properties

In March 2019, the International Financial Reporting Standards Interpretation Committee ("IFRS IC") issued the finalised agenda decision on the capitalisation of borrowing costs that the developer in the fact pattern submitted should not capitalise borrowing costs in relation to the construction of the development properties that are ready for its intended sale (i.e. ready for launch). The Group has adopted the IFRS IC finalised agenda decision and expensed-off the interest costs incurred after the project launch for sale. This represents a change in the Group's accounting policies for borrowing costs and has been applied retrospectively in accordance with SFRS(I) 1-8 *Accounting Policies, Changes in Accounting Estimates and Errors*.

The following comparative figures that have been restated:

	<b>Amounts, as previously reported US\$'000</b>	<b>Prior year adjustment US\$'000</b>	<b>Amounts, as restated US\$'000</b>
<b>Statement of financial position as at 31 March 2019</b>			
Development properties	277,761	(817)	276,944
Retained profits	90,726	(413)	90,313
Non-controlling interests	147,490	(408)	147,082
Currency translation reserve	(55,089)	4	(55,085)
<b>Statement of comprehensive income for the financial year ended 31 March 2019</b>			
Cost of sales	53,368	(509)	52,859
Finance expenses	21,711	1,084	22,795
Net profit attributable to:			
- Equity holders of the Company	34,125	(283)	33,842
- Non-controlling interests	8,118	(291)	7,827
Earnings per share	1.80	-	1.80

	Amounts, as previously reported US\$'000	Prior year adjustment US\$'000	Amounts, as restated US\$'000
<b>Statement of comprehensive income for the quarter ended 30 June 2018</b>			
Cost of sales	13,608	(51)	13,557
Finance expenses	5,336	127	5,463
Net loss attributable to:			
- Equity holders of the Company	(5,354)	(283)	(5,637)
- Non-controlling interests	(2,832)	(291)	(3,123)
Loss per share	(0.30)	-	(0.30)

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.

**(a) Basic earnings per ordinary share**

	The Group	
	Quarter ended 30.06.2019	Quarter ended 30.06.2018 (Restated)
Net loss attributable to equity holders of the Company (US\$'000)	(13,329)	(5,637)
Weighted average number of ordinary shares outstanding ('000)	1,895,820	1,893,575
Basic loss per ordinary share (US\$ cents)	(0.70)	(0.30)

**(b) Dilutive earnings per ordinary share**

	The Group	
	Quarter ended 30.06.2019	Quarter ended 30.06.2018 (Restated)
Net loss attributable to equity holders of the Company (US\$'000)	(13,329)	(5,637)
Weighted average number of ordinary shares outstanding ('000)	1,908,563	1,908,300
Dilutive loss per ordinary share (US\$ cents)	(0.70)*	(0.30)*

As at 30 June 2019, there were share options for a total of 14.49 million (30 June 2018: 16.79 million) ordinary shares under the YSH ESOS 2012 and performance share awards of 11.80 million (30 June 2018: 11.09 million) under the Yoma PSP that were outstanding. The weighted average number of shares in issue for the purpose of calculating diluted earnings per share had been adjusted as if all dilutive share options were exercised and all performance share awards were issued as at 30 June 2019 and 30 June 2018 respectively.

\*As a loss was incurred, the dilutive potential shares under the YSH ESOS 2012 and performance share awards were anti-dilutive and no change has been made to the diluted loss per share.

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	
	30.06.2019	31.03.2019 (Restated)	30.06.2019	31.03.2019
Net asset value per share (cents)	29.34	29.25	23.68	24.17

The net asset value per share attributable to equity holders of the Company was calculated based on the number of ordinary shares in issue being 1,895,820,441 as at 30 June 2019 and 31 March 2019.

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 total revenue for the current reporting quarter ended 30 June 2019 ("1Q2020") decreased by 11.5% to US\$18.56 million as compared to US\$20.98 million in the previous corresponding quarter ended 30 June 2018 ("1Q2019"). Below is the breakdown of revenue:-

	1Q2020		(Restated) 1Q2019	
	US\$'million	As a percentage of total revenue	US\$'million	As a percentage of total revenue
Real estate development	3.27	17.7%	7.63	36.4%
Real estate services	2.30	12.4%	2.70	12.9%
Automotive & heavy equipment	4.23	22.8%	5.63	26.8%
Financial services	1.80	9.7%	1.41	6.7%
Consumer	6.76	36.4%	3.36	16.0%
Investments	0.20	1.0%	0.25	1.2%
<b>Total</b>	<b>18.56</b>	<b>100.0%</b>	<b>20.98</b>	<b>100.0%</b>

Revenue generated from the sale of residences and land development rights ("LDRs") in 1Q2020 decreased to US\$3.27 million as compared to US\$7.63 million in 1Q2019. Since November 2018, the Group has focused its real estate development activities on the sales of City Loft units at StarCity. The construction permit for City Loft was received in 1Q2020 and accordingly construction commenced in April 2019. As such, the Group started recognising revenue from the sale of City Loft at StarCity based on the percentage of completion method. In addition, the Group also recognised residual revenue from the previously sold uncompleted development properties in PHE and StarCity Galaxy Towers (both of which were lower as the projects were nearing completion) and Yoma Central over their respective construction periods.

Real estate services revenue comprised mainly leasing revenue from the Group's investment properties in Myanmar and operator's fee and management fee income generated from PHE and StarCity respectively. In 1Q2020, revenue from this segment was lower at US\$2.30 million as compared to US\$2.70 million in 1Q2019. The main reason for the

decrease was the reduction of leasing income from the Star Residences in StarCity as the Group commenced its refurbishment plan and reduced the number of units available for lease. This refurbishment plan is in line with the Group's strategy to ensure comparable products are offered to the market when the 200 units in Galaxy Towers held for leasing are ready to be occupied.

Revenue from the Group's automotive & heavy equipment segment decreased by 24.9% to US\$4.23 million in 1Q2020 as compared to US\$5.63 million in 1Q2019. Revenue in this segment was mainly contributed by Convenience Prosperity which is in the trading business of New Holland tractors and JCB construction equipment. The decrease was due to a lower number of tractors and implements sold and a targeting of corporate customers for larger agricultural machineries with higher margins.

Financial services revenue was generated by Yoma Fleet Limited, which is in the vehicle leasing and rental business. Revenue in 1Q2020 stood slightly higher at US\$1.80 million as compared to US\$1.41 million in 1Q2019. As at 30 June 2019, the total number of leases stood at 1,245 as compared to 872 as at 30 June 2018.

The Group also recorded higher revenue of US\$6.76 million in its consumer segment in 1Q2020 as compared to US\$3.36 million in 1Q2019. The increase in revenue was mainly due to the sales growth at KFC from new store openings and same store sales growth of more than 1% and the revenue recognised from Yankin Kyay Oh Group of Companies Limited ("YKKO") following the completion of the acquisition in March 2019. YKKO contributed US\$2.99 million in 1Q2020.

Gross profit margin increased from 35.4% in 1Q2019 to 40.4% in 1Q2020. The main reason for the increase was mainly due to higher margin recorded in the consumer segment, which was in turn driven by the high margin from YKKO and the improvement of KFC's margin.

Net other income in 1Q2020 was US\$3.88 million as compared to US\$4.32 million in 1Q2019. Net other income in both periods was mainly made up of fair value gains on the Group's investment in edotco Investments.

Included in finance expenses, net were the following items:-

The Group		
US\$'million		
	1Q2020	1Q2019
Interest expenses on borrowings	5.52	3.67
Interest expenses on lease liabilities and deferred trade payables	1.11	0.13
Finance fees	0.57	0.50
Currency translation losses on borrowings, net	2.44	1.16
	9.64	5.46

Interest expenses on borrowings increased in 1Q2020 due to higher borrowings as well as the rising interest rate environment. Total borrowings as at 30 June 2019 was US\$338.91 million as compared to US\$224.52 million as at 30 June 2018. Following the adoption of SFRS(I)16 and Amendments to SFRS(I)1-23, the Group also recognised US\$1.11 million of interest expenses on leases liabilities and deferred trade payables in 1Q2020. Currency translation losses on borrowings in 1Q2020 was mainly due to the strengthening of Thai Baht against United States Dollars.

Administrative expenses stood at US\$13.93 million in 1Q2020 as compared to US\$12.40 million in 1Q2019. Administrative expenses were mainly made up of staff costs, short-term rental of premises and land lease expenses and the depreciation of property, plant and equipment. The increase was mainly due to the administrative expenses in the newly-acquired YKKO business in 1Q2020 that was not included in 1Q2019.

In 1Q2020, the Group recognised share of losses of associated companies of US\$1.32 million as compared to US\$2.02 million in 1Q2019. The improvement in the results of the associated companies was mainly attributable to the share of profits from Digital Money Myanmar Co. Ltd.

As a result of the above, the Group recorded a net loss attributable to equity holders of the Company of US\$13.33 million in 1Q2020 as compared to US\$5.64 million in 1Q2019.

## **BALANCE SHEET**

Net assets attributable to equity holders stood at US\$556.27 million as at 30 June 2019 as compared to US\$554.51 million as at 31 March 2019. Retained profits as at 30 June 2019 increased by US\$5.02 million as compared to US\$90.31 million as at 31 March 2019. The reason for the increase despite of the net loss incurred in 1Q2020 was due to the gain of US\$18.65 million arising from the dilution of the Group's 20% interest in Yoma Fleet as a result of the issuance of new shares to non-controlling interest that was recognised directly in the Group's retained profits. The increase in retained profits was offset by the increase in currency translation losses recognised as a result of consolidation of the Group's subsidiary corporations whose functional currencies are different from the Company's.

Non-current assets increased from US\$677.13 million as at 31 March 2019 to US\$726.61 million as at 30 June 2019. The increase was mainly due to the recognition of right-of-use assets by US\$50.02 million following the adoption of SFRS(I) 16. Other non-current assets comprised mainly the Group's investment properties and land development rights.

Current assets increased from US\$524.75 million as at 31 March 2019 to US\$532.19 million as at 30 June 2019. The increase was mainly due to the increase in development properties from US\$276.94 million to US\$283.76 million which came mainly from additional construction costs incurred in the Yoma Central project and City Loft @ StarCity, offset by the recognition of costs relating to sold residential units in profit or loss. Development properties as at 30 June 2019 comprised mainly the cost of land rights and construction costs of the Yoma Central project of US\$227.65 million.

Current liabilities as at 30 June 2019 was US\$197.41 million as compared to US\$196.43 million as at 31 March 2019. Current liabilities as at 30 June 2019 consisted mainly of the current portion of borrowings.

Non-current liabilities increased from US\$303.86 million as at 31 March 2019 to US\$332.66 million as at 30 June 2019. The major movements in the non-current liabilities were as follows:-

- increase in lease liabilities of US\$46.88 million following the adoption of SFRS(I) 16;
- decrease in shareholders' loan from non-controlling interests of US\$17.83 million as a result of the capitalisation of shareholders' loan to share premium in Yoma Central; and
- increase in the non-current portion of borrowings of US\$11.01 million.

## **CASHFLOW STATEMENT**

Cash and bank balances stood at US\$32.37 million as at 30 June 2019 as compared to US\$31.40 million as at 30 June 2018. Included in the cash and bank balances as at 31 March 2019 were bank balances amounting to US\$14.39 million (30 June 2018: US\$12.50 million) which were restricted for use in debt service reserve accounts in relation to certain loans.

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

The current announced results are in line with the general prospect commentary as disclosed to shareholders in the previous results announcements.

**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.**

**Outlook**

The World Bank's biannual Myanmar Economic Monitor report in June 2019 indicates that Myanmar's economy bottomed out in September 2018 and is now showing signs of accelerating growth supported by the pace of economic reforms, a gradual rebound in infrastructure spending and the liberalization of certain sectors, such as retail, insurance and banking.

The report also highlighted the need for Myanmar to address its rapidly growing demand for electricity by raising electricity tariffs in order to encourage investment in this sector. On 25 June 2019, the Myanmar government announced the intention to reduce power subsidies and effectively raise electricity tariffs from 1 July 2019 where residential household with a heavier usage is expected to pay 1.7 to 2.4 times more<sup>1</sup>.

While the revised electricity tariffs are expected to soften consumer sentiment in the near term which may affect a number of the Group's businesses, the Group believes that this impact will be temporary and the change in government policy will provide more fiscal flexibility and encourage more investment in infrastructure, which will generate economic growth and create jobs over the longer term.

**Yoma Land**

City Loft has started to contribute to the Real Estate Development revenue and is expected to contribute meaningfully in line with the growth of the mass market housing segment and the scaling up of the project itself.

**Yoma F&B**

With the opening of two KFC stores, an additional Auntie Anne's™ store and YKKO restaurant in 1Q2020, the Group now operates 76 restaurants across four international and domestic brands and is on track to have approximately 90 outlets by the end of FY2020.

**Yoma Motors**

New Holland continues to be well placed to service the agricultural sector's drive towards mechanization. This is despite the slower growth in the agricultural sector due to a reduction in demand and the production of major crops arising from the exceptionally heavy monsoon last year. New Holland has been building up its corporate business for larger heavy equipment and agricultural machines to commercial farming operators following the positive reception to sugar cane and combine harvesters.

In the passenger and commercial vehicles segment, the Volkswagen showrooms in both Yangon and Mandalay that had opened in May 2019 has started contributing to Yoma Motor's revenue and is expected to pick up during the current financial year.

**Yoma Financial Services**

Growth for Wave Money is expected to continue at a steady pace supported by a large unbanked population. The volume for its remittance businesses is expected to grow by more than three times to around US\$4 billion to US\$5 billion by the end of 2019<sup>2</sup> from US\$1.3 billion a year ago<sup>3</sup>.

**Portfolio of Investments**

The Group is actively looking to recycle its capital from non-core assets to manage the balance sheet and redeploy the proceeds to grow its core businesses. Discussions for the disposal of certain non-core businesses, including the Group's stake in edotco Investments and Xunxiang (i.e. the retail mall in Dalian), are ongoing and the Company will make the necessary announcement on the disposal as and when appropriate.

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<sup>1</sup> <https://www.mmtimes.com/news/myanmars-tariff-hikes-daring-worth-risk.html>

<sup>2</sup> For the period of between January 2019 to December 2019

<sup>3</sup> <https://asia.nikkei.com/Business/Business-trends/Myanmar-s-digital-money-transfers-set-to-triple-in-2019>



**11. Dividend**

**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on?

The Board has reviewed the Group's requirements for ongoing operations and plans for growth, including the project timeline for Yoma Central and The Peninsula Yangon, and has recommended no dividend for 1Q2020.

**(b) Corresponding Period of the Immediately Preceding Financial Year**

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

No.

**(c) Date payable**

Not applicable.

**(d) Books closure date**

Not applicable.

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

No dividend has been declared/recommended by the Board of Directors.

**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.**

Not applicable.

**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**

Not applicable.

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

Not applicable.

**17. Interested Person Transactions**

The details of interested person transactions for 1Q2020 are set out below.

Name of Interested Person	Aggregate value of all interested person transactions during FY2020 (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 FY2020 which are conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000) <sup>(1)</sup>
	US\$'000	US\$'000
Associates of Mr. Serge Pun:-		
(a) Purchases	10,000	83
(b) Sales	-	307
(c) Treasury transactions	1,114	14,851
(d) Treasury transactions (Yoma Central Project)	-	461
(e) Financial arrangement	-	2,509
(f) Prepayments for projects	-	60

(1) Shareholders' mandate was renewed and approved at the Annual General Meeting held on 24 July 2018. Accordingly, the aggregate value of all interested person transactions is presented for the 3-month period ended 30 June 2019.

**18. Negative assurance on Interim Financial Statements**

We, Serge Pun and Melvyn Pun, being the Directors of the Company, do hereby confirm for and on behalf of the Board of Directors that, to the best of our knowledge, nothing has come to our attention which may render the financial results for the first quarter ended 30 June 2019 to be false or misleading in any material aspect.

**19. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the SGX-ST Listing Manual**

The Company confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the SGX-ST Listing Manual.

BY ORDER OF THE BOARD

Serge Pun  
Executive Chairman

Melvyn Pun  
Chief Executive Officer

24 July 2019

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