Media Release

Yoma Strategic's 3Q2017 Revenue grew by 16.6% with improved Gross Profit margins

- Revenue across the Group's core businesses grew for the quarter
- Gross Profit margins improved from 34.3% in 3Q2016 to 42.8% in 3Q2017
- Impact of currency translation losses on Net profit for the quarter
- Y-o-Y net profit reduced compared to 3Q2016 where the initial fair value gain of S$27.7 million was recorded for the telecommunications towers investment
- Business performance is reaffirmed by New Holland tractor business winning a large tractor order and KFC hitting its 12 store target by March 2017

FINANCIAL HIGHLIGHTS In S$ million except otherwise stated	3Q2017	3Q2016	Change	9M2017	9M2016	Change
Revenue	**27.7**	**23.8**	**16.6%**	**70.3**	**66.3**	**6.0%**
Gross Profit	**11.9**	**8.2**	**45.5%**	**29.0**	**27.3**	**5.9%**
Net Profit	**1.3**	**27.4**	**(95.3%)**	**11.6**	**29.5**	**(60.6%)**
Net Profit attrib. to Equity Holders	**0.3**	**25.2**	**(98.7%)**	**11.0**	**27.7**	**(60.2%)**

Singapore, 10 February 2017 – SGX Mainboard listed Yoma Strategic Holdings Ltd. ("祐玛战略控股有限公司", "Yoma Strategic" or collectively with its subsidiaries, the "Group") today announced its financial results for the three months ended 31 December 2016 ("3Q2017").

Results Highlights

In 3Q2017, the Group saw growth across all its businesses as revenue grew 16.6% year-on-year to S$27.7 million, from S$23.8 million for the three months ended 31 December 2015 ("3Q2016"). Revenue from the Group's Non-Real Estate businesses continued to grow strongly, recording a 22.4% growth to S$16.9 million in 3Q2017, while revenue from its Real Estate business rose by 8.7% to S$10.9 million.

Revenue generated from the Group's Automotive & Equipment business increased by 17.6% to S$10.2 million mainly driven by its New Holland tractor business. Revenue related to New Holland increased by 15.9% year-on-year to S$8.2

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million while Yoma Fleet contributed S$1.6 million mainly due to an expansion in fleet size to 509 vehicles as at 31 December 2016.

Revenue generated from the Group's Consumer business, which is driven by its KFC stores, more than doubled from S$1.4 million in 3Q2016 to S$3.0 million in 3Q2017, mainly due to incremental revenues arising from new store openings. In the quarter, the Group opened four additional stores, bringing the total store count to 10 as at 31 December 2016.

Despite the soft property market in Myanmar during 3Q2017, the revenue generated from the sale of residences and land development rights ("LDRs") increased by 18.5% year-on-year to S$6.1 million as the Group recognised revenue based on its share of profits of sales in StarCity Zone C. Real Estate rental and services revenue decreased marginally by 1.7% year-on-year to S$4.8 million in 3Q2017 due primarily to lower rental revenue from FMI Centre. A number of tenants vacated FMI Centre in anticipation of the start of main works construction at the Group's Landmark Development project.

Other income recorded a significant decline due to a lower fair value gain recognised from the Group's telecommunications towers investment. In 3Q2016, the Group had recognised the initial fair value gain of S$27.7 million for its 25% investment in edotco Investments Singapore Pte, Ltd. ("EIS") with the signing of the put and call option agreement with edotco Investments (Labuan) Limited. On 8 November 2016, the Group had announced the disposal of a 12.5% interest in EIS for US$35.0 million to crystalise a portion of the gains in its telecommunications towers investment. Following the completion of this disposal on 19 December 2016 and with the revised put price of US$35.0 million for the Group's remaining 12.5% stake in EIS, the Group recognised a S$6.9 million fair value gain and disposal gain in 3Q2017.

The strengthening of the United States Dollar ("USD") against both Singapore Dollar and Kyats in 3Q2017 resulted in a S$4.8 million gain in other income offset by a S$8.8 million currency translation loss on its borrowings which was the primary reason finance expenses increased. Meanwhile, interest expenses on borrowings rose to S$2.5 million in 3Q2017 from S$1.2 million in 3Q2016 with the increase in borrowings.

Administrative expenses increased slightly by 4.6% to S$11.8 million in 3Q2017 compared to 3Q2016.

As a result of the above, the Group recorded a lower net profit attributable to equity holders of the Company of S$0.3 million in 3Q2017 as compared to S$25.2 million in 3Q2016.

Commenting on the 3Q2017 financial results, Mr. Melvyn Pun, Yoma Strategic's Chief Executive Officer said, "We are pleased with the growth in each of our core business, as we continue our efforts to improve gross profit margins. Our results have demonstrated the value of our diversification strategy, and we expect these efforts to continue to drive our recurring income in the coming years."

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Financial Position

The net assets attributable to equity holders of the Company decreased slightly to S$662.7 million as at 31 December 2016 as compared to S$669.4 million as at 31 March 2016. However, it was an increase compared to S$653.5 million as at 30 September 2016.

Borrowings for the Group increased slightly to S$156.9 million as at 31 December 2016 as compared to S$145.2 million as at 30 September 2016. The Group's net gearing ratio currently stands at 30.3%[1] as at 31 December 2016.

Outlook

Myanmar's economic growth is projected to recover from the slowdown in 2016 and the World Bank projected an annual average growth rate of 7.1% over the next three years. Plans to improve the country's infrastructure, in particular in Yangon is underway. Foreign investments approved by the Myanmar Investment Commission ("MIC") has increased substantially in January 2017 and the imminent passing of the new Companies Act is expected to have a positive impact on business activities and investments.

In the Real Estate market, the Group is seeing healthier demand for lower price point apartments. In response to this shift in demand, the Group has reconfigured some of its 3-bedroom units in Galaxy Towers at StarCity into studio and 1-bedroom units. Meanwhile, registration has commenced for Dulwich College Yangon at both the Pun Hlaing Estate and StarCity campuses, and the opening of the two schools in August this year is expected to drive buying and leasing interests in the Group's properties.

The Group's Landmark Development project has achieved another milestone with the approval by MIC and its listing as a Permanent Investments in January 2017. Preliminary demolition and construction works have commenced, and a formal groundbreaking ceremony is scheduled for 16 February 2017.

The Group's Automotive & Equipment business is expected to continue its strong growth. The Ministry of Agriculture and Irrigation is intensifying its efforts to facilitate farming mechanization. Following the feedback from a nationwide of farmers, the Ministry's Agriculture Mechanisation Department chose to facilitate the purchase of 600 New Holland tractors from the Group which will be delivered in the coming months. The successful implementation of this program may further accelerate the Group's tractor sales in the coming year. Meanwhile, the Group's JCB heavy equipment business has started operations in January and is expected to further drive the division's revenue, whilst the Yoma Fleet leasing business is also seeing a healthy demand.

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[1] The gearing ratio is calculated as net debt divided by total capital. Net debt is calculated as borrowings (excluding loans from non-controlling interest) plus trade and other payables less cash and cash equivalent. The total capital is calculated as total equity plus net debt.

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The Group's KFC business is on track towards its target of opening 12 stores by March 2017. The Group is planning to expand its KFC footprint outside of Yangon in the coming months and intends to build up to an additional 10 stores by March 2018.

Mr Serge Pun, Yoma Strategic's Executive Chairman concluded, "We remain confident about the recovery and long-term prospects of the Yangon Real Estate market given the country's fundamentals, pace of economic growth and the government's efforts to upgrade infrastructure and foster a pro-business environment. As a developer, we will continue to innovate and offer products that suit the market's needs and our next exciting milestone is the commencement of the construction of the Landmark Development project where we will have the opportunity to improve the overall quality and standards of the industry. We are also pleased to see that our Non-Real Estate businesses are also making very good progress and will continue to explore other opportunities in the consumer related businesses, particularly in relation to the delivery of food and beverage products to grow this platform."

End.

Note: This media release should be read in conjunction with the results announcement released on the SGXNet on the same date.

About Yoma Strategic Holdings Ltd. (www.yomastrategic.com)

Listed on the Main Board of the Singapore Securities Exchange Trading Limited (SGX-ST), Yoma Strategic Holdings Ltd. is a leading business corporation with a diversified portfolio of businesses in Real Estate, Consumer, Automotive & Equipment, and Investments in Myanmar. Together with its partner, the SPA Group, the Group is taking a conglomerate approach to build a diversified portfolio of businesses in Myanmar. The Company was ranked in the top 10% of the Governance and Transparency index for three consecutive years (2014 – 2016), ranked 17th out of top 100 largest Singapore companies in the Asean Corporate Governance Scorecard 2015 and won the Best Managed Board (Gold) Award at the Singapore Corporate Awards in 2016.

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