
UNAUDITED FINANCIAL STATEMENT FOR THE THIRD QUARTER ENDED 31 DECEMBER 2012

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF- YEAR AND FULL YEAR RESULTS
UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS ANNOUNCEMENT OF YOMA STRATEGIC HOLDINGS LIMITED AND ITS SUBSIDIARIES FOR THE THIRD QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2012

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

| | The Group | | | | | |
|---|---------------|------------|-------------------------|--------------|------------|-------------------------|
| | S\$'000 | | % | S\$'000 | | % |
| | Quarter ended | | Increase/ (Decrease) | Period ended | | Increase/ (Decrease) |
| | 31.12.2012 | 31.12.2011 | | 31.12.2012 | 31.12.2011 | |
| Revenue | 12,986 | 9,834 | 32.1 | 38,165 | 23,048 | 65.6 |
| Cost of sales | (6,604) | (7,311) | (9.7) | (21,523) | (16,910) | 27.3 |
| Gross profit | 6,382 | 2,523 | 152.9 | 16,642 | 6,138 | 171.1 |
| Other operating gains, net | 78 | 108 | (27.8) | 291 | 551 | (47.2) |
| Expenses - | | | | | | |
| -Finance | - | (252) | NM | - | (608) | NM |
| -Sales and distribution | (128) | (7) | 1,728.6 | (260) | (27) | 863.0 |
| -Administrative ⁽¹⁾ | (2,665) | (1,019) | 161.4 | (13,606) | (2,603) | 422.7 |
| Profit from operations | 3,667 | 1,353 | 171.0 | 3,067 | 3,451 | (11.1) |
| Share of loss of an associated company | - | (104) | NM | - | (15) | NM |
| Profit before income tax | 3,667 | 1,249 | 193.6 | 3,067 | 3,436 | (10.7) |
| Income tax (expense)/credit ⁽²⁾ | (117) | 88 | NM | (1,180) | 408 | NM |
| Net Profit | 3,550 | 1,337 | 165.5 | 1,887 | 3,844 | (50.9) |
| Other comprehensive income: | | | | | | |
| Currency translation differences arising from consolidation | (450) | 1,138 | NM | (1,222) | 2,700 | (54.7) |
| Total comprehensive income for the financial period | 3,100 | 2,475 | 25.2 | 665 | 6,544 | (89.8) |
| Net profit/(loss) attributable to: | | | | | | |
| Equity holders of the company | 3,663 | 1,357 | 169.9 | 1,922 | 3,938 | (51.2) |
| Non-controlling interests | (113) | (20) | 465.0 | (35) | (94) | (62.8) |
| | 3,550 | 1,337 | 165.5 | 1,887 | 3,844 | (51.4) |
| Total comprehensive income/(loss) attributable to: | | | | | | |
| Equity holders of the Company | 3,290 | 2,496 | 31.8 | 702 | 6,641 | (89.4) |
| Non-controlling interests | (190) | (21) | 804.8 | (37) | (97) | (61.8) |
| | 3,100 | 2,475 | 25.2 | 665 | 6,544 | (89.8) |

Notes for income statement:-

- (1) At the Extraordinary General Meeting (“EGM”) on 25 May 2012, the Group received approval from shareholders to implement Yoma Strategic Holdings Employee Share Option Scheme 2012 (“YSH ESOS 2012”). At the same meeting, shareholders also voted for the allotment and issuance of 14.5 million new ordinary shares to the CEO, Mr Andrew Rickards, as part of his service agreement.

As at 31 December 2012, options comprising 16.5 million ordinary shares were granted to senior employees and Directors of the Group under YSH ESOS 2012 to recognise their contribution to the success and development of the Group, which resulted in a S\$4,330,000 non-cash, fair valuation charge to be amortised over the two year vesting period of the options. This has resulted in a non-cash fair valuation charge of S\$422,000 for the current quarter and S\$915,000 for the current period, recorded under Administrative operating expenses as ‘Employee share option expense’.

On 20 July 2012, Mr Rickards was allotted and issued 14.5 million new ordinary shares of the Company, resulting in a non-recurring, non-cash charge of S\$5,437,000 (based on the market price of the Company’s share on the day of shareholders’ approval) recognised under Administrative expenses as ‘Share based payment to CEO’.

The operating profits of the Group excluding non-cash items mentioned above for the current quarter and period ended 31 December 2012 were reconciled as follows:-

| | The Group | | | |
|--|---------------|------------|--------------|------------|
| | S\$'000 | | | |
| | Quarter ended | | Period ended | |
| | 31.12.2012 | 31.12.2011 | 31.12.2012 | 31.12.2011 |
| Net profit | 3,550 | 1,337 | 1,887 | 3,844 |
| Adjustments for significant non-operating expenses:- | | | | |
| Share based payment to CEO | - | - | 5,437 | - |
| Employee share option expense | 422 | - | 915 | - |
| Net operating profit | 3,972 | 1,337 | 8,239 | 3,844 |
| Attributable to:- | | | | |
| Equity holders of the Company | 4,085 | 1,357 | 8,274 | 3,938 |
| Non-controlling interests | (113) | (20) | (35) | (94) |
| | 3,972 | 1,337 | 8,239 | 3,844 |

NM – Not meaningful

- (2) Included in income tax expense for the prior financial period ended 31 December 2011 was S\$471,000 being write back of over-provision of current income tax in respect of prior financial years.

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:

| | The Group | | | | | |
|---|---------------|------------|------------|--------------|------------|------------|
| | S\$'000 | | % | S\$'000 | | % |
| | Quarter ended | | Increase/ | Period ended | | Increase/ |
| | 31.12.2012 | 31.12.2011 | (Decrease) | 31.12.2012 | 31.12.2011 | (Decrease) |
| Amortisation of operating rights | 130 | 130 | - | 389 | 389 | - |
| Depreciation of property, plant and equipment | 81 | 36 | 125.0 | 180 | 107 | 68.2 |
| Foreign exchange loss/(gain), net | 123 | (3) | NM | 1,500 | (318) | NM |

NM – not meaningful

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

| | The Group | | The Company | |
|---|----------------|----------------|----------------|----------------|
| | S\$'000 | | S\$'000 | |
| | 31.12.2012 | 31.03.2012 | 31.12.2012 | 31.03.2012 |
| ASSETS | | | | |
| Current assets | | | | |
| Cash and cash equivalents | 129,245 | 20,079 | 124,971 | 15,383 |
| Trade and other receivables | 21,983 | 6,503 | 129,374 | 38,067 |
| Inventories | 2,960 | 1,631 | - | - |
| Properties under development | 19,429 | 7,486 | - | - |
| Land development rights | 1,818 | 7,766 | - | - |
| Other current assets | 3,242 | 856 | 141 | 108 |
| | 178,677 | 44,321 | 254,486 | 53,558 |
| Non-current assets | | | | |
| Investments in subsidiaries | - | - | 103,568 | 103,568 |
| Investment rights | 31,229 | 32,146 | - | - |
| Prepayments | 11,463 | 9,231 | - | - |
| Property, plant and equipment | 1,700 | 537 | 73 | 55 |
| Operating rights | 11,537 | 11,926 | - | - |
| Land development rights | 179,776 | 50,049 | - | - |
| | 235,705 | 103,889 | 103,641 | 103,623 |
| Total assets | 414,382 | 148,210 | 358,127 | 157,181 |
| LIABILITIES | | | | |
| Current liabilities | | | | |
| Trade and other payables | 29,710 | 11,488 | 38,807 | 36,494 |
| Current income tax liabilities | 2,096 | 1,142 | - | - |
| | 31,806 | 12,630 | 38,807 | 36,494 |
| NET ASSETS | 382,576 | 135,580 | 319,320 | 120,687 |
| EQUITY | | | | |
| Capital and reserves attributable to equity holders of the Company | | | | |
| Share capital | 327,204 | 120,810 | 327,204 | 120,810 |
| Share option reserve | 915 | - | 915 | - |
| Foreign currency translation reserve | 1,535 | 2,755 | - | - |
| Retained profits/(accumulated losses) | 14,121 | 12,199 | (8,799) | (123) |
| | 343,775 | 135,764 | 319,320 | 120,687 |
| Non-controlling interests | 38,801 | (184) | - | - |
| Total equity | 382,576 | 135,580 | 319,320 | 120,687 |

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

Amount repayable in one year or less, or on demand

| As at 31.12.2012 | | As at 31.03.2012 | |
|------------------|-----------|------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| - | - | - | - |

Amount repayable after one year

| As at 31.12.2012 | | As at 31.03.2012 | |
|------------------|-----------|------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| - | - | - | - |

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 | | | | |
|--|----------------|--------------|-----------------|---------------|
| S\$'000 | | | | |
| | Quarter ended | | Period ended | |
| | 31.12.2012 | 31.12.2011 | 31.12.2012 | 31.12.2011 |
| Cash flows from operating activities: | | | | |
| Net profit | 3,550 | 1,337 | 1,887 | 3,844 |
| Adjustments for : | | | | |
| Income tax expense/(credit) | 117 | (88) | 1,180 | (408) |
| Depreciation of property, plant and equipment | 81 | 36 | 180 | 107 |
| Amortisation of operating rights | 130 | 130 | 389 | 389 |
| Employee share option expense | 422 | - | 915 | - |
| Share based payment to CEO | - | - | 5,437 | - |
| Share of loss from associated company | - | 104 | - | 15 |
| Interest expenses | - | 252 | - | 608 |
| Unrealised translation differences | (315) | 110 | 809 | 92 |
| Operating cash flows before movements in working capital | 3,985 | 1,881 | 10,797 | 4,647 |
| Working capital changes: | | | | |
| Trade and other receivables | (11,225) | (56) | (20,099) | (132) |
| Inventories and properties under development | (8,080) | (5,100) | (13,272) | (4,819) |
| Land development rights | 3,145 | 4,823 | 6,221 | 10,038 |
| Trade and other payables | 6,779 | 4,212 | 18,148 | 5,073 |
| Cash (used in)/generated from operations | (5,396) | 5,760 | 1,795 | 14,807 |
| Income tax (paid)/refunded | (16) | - | (46) | 27 |
| Interest paid | - | (252) | - | (608) |
| Net cashflow (used in)/provided by operating activities | (5,412) | 5,508 | 1,749 | 14,226 |
| Cash flows from investing activities: | | | | |
| Additions to property, plant and equipment | (739) | (5) | (1,296) | (172) |
| Loan to an associated company | - | (169) | - | (169) |
| Acquisition of subsidiary, net of cash acquired | - | - | (90,927) | - |
| Net cashflow used in investing activities | (739) | (174) | (92,223) | (341) |
| Cash flows from financing activities: | | | | |
| Proceeds from rights issue | - | - | 101,308 | - |
| Proceeds from private placement | 101,248 | - | 101,248 | - |
| Share issue expenses | (1,267) | - | (1,599) | - |
| Net cashflow provided by financing activities | 99,981 | - | 200,957 | - |
| Net increase in cash and cash equivalents | 93,830 | 5,334 | 110,483 | 13,884 |
| Cash and cash equivalents | | | | |
| Beginning of financial period | 35,555 | 11,099 | 20,079 | 2,509 |
| Effect of currency translation on cash and cash equivalents | (140) | 80 | (1,317) | 120 |
| End of financial period | 129,245 | 16,513 | 129,245 | 16,513 |

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.

| S\$'000 | | | | | | | |
|-------------------------------------|---|----------------------|--------------------------------------|------------------|---------|--------------------------|---------|
| The Group | Attributable to equity holders of the Company | | | | | Non-controlling Interest | Total |
| | Share Capital | Share Option Reserve | Foreign Currency Translation Reserve | Retained Profits | Total | | |
| At 1 April 2012 | 120,810 | - | 2,755 | 12,199 | 135,764 | (184) | 135,580 |
| Issue of new shares | 101,308 | - | - | - | 101,308 | - | 101,308 |
| Share issue expense | (332) | - | - | - | (332) | - | (332) |
| Acquisition of subsidiary | - | - | - | - | - | 39,022 | 39,022 |
| Total comprehensive income | - | - | 137 | 2,164 | 2,301 | 23 | 2,324 |
| At 30 June 2012 | 221,786 | - | 2,892 | 14,363 | 239,041 | 38,861 | 277,902 |
| Issue of new shares | 5,437 | - | - | - | 5,437 | - | 5,437 |
| Employee share option expense | - | 493 | - | - | 493 | - | 493 |
| Total comprehensive (loss) / income | - | - | (616) | (4,273) | (4,889) | 130 | (4,759) |
| At 30 September 2012 | 227,223 | 493 | 2,276 | 10,090 | 240,082 | 38,991 | 279,073 |
| Issue of new shares | 101,248 | - | - | - | 101,248 | - | 101,248 |
| Share issue expense | (1,267) | - | - | - | (1,267) | - | (1,267) |
| Employee share option expense | - | 422 | - | - | 422 | - | 422 |
| Total comprehensive (loss) / income | - | - | (741) | 4,031 | 3,290 | (190) | 3,100 |
| At 31 December 2012 | 327,204 | 915 | 1,535 | 14,121 | 343,775 | 38,801 | 382,576 |
| At 1 April 2011 | 120,810 | - | 759 | 8,797 | 130,366 | (283) | 130,083 |
| Total comprehensive income/(loss) | - | - | 557 | 1,149 | 1,706 | (54) | 1,652 |
| At 30 June 2011 | 120,810 | - | 1,316 | 9,946 | 132,072 | (337) | 131,735 |
| Total comprehensive income/(loss) | - | - | 1,034 | 1,405 | 2,439 | (22) | 2,417 |
| At 30 September 2011 | 120,810 | - | 2,350 | 11,351 | 134,511 | (359) | 134,152 |
| Total comprehensive (loss) / income | - | - | 1,112 | 1,384 | 2,496 | (21) | 2,475 |
| At 31 December 2011 | 120,810 | - | 3,462 | 12,735 | 137,007 | (380) | 136,627 |

| S\$'000 | | | | |
|-------------------------------|------------------|-----------------------------|-----------------------|---------|
| The Company | Share Capital | Share Option Reserves | Accumulated Losses | Total |
| At 1 April 2012 | 120,810 | | (123) | 120,810 |
| Issue of new shares | 101,038 | - | - | 100,976 |
| Share issue expense | (332) | - | - | (332) |
| Total comprehensive loss | - | - | (267) | (267) |
| At 30 June 2012 | 221,786 | - | (390) | 221,396 |
| Issue of new shares | 5,437 | - | - | 5,437 |
| Employee share option expense | - | 493 | - | 493 |
| Total comprehensive loss | - | - | (7,040) | (7,040) |
| At 30 September 2012 | 227,223 | 493 | (7,430) | 220,286 |
| Issue of new shares | 101,248 | - | - | 101,248 |
| Share issue expense | (1,267) | - | - | (1,267) |
| Employee share option expense | - | 422 | - | 422 |
| Total comprehensive loss | - | - | (1,369) | (1,369) |
| At 31 December 2012 | 327,204 | 915 | (8,799) | 319,320 |
| At 1 April 2011 | 120,810 | - | (2,548) | 118,262 |
| Total comprehensive loss | - | - | (804) | (804) |
| At 30 June 2011 | 120,810 | - | (3,352) | 117,458 |
| Total comprehensive loss | - | - | (554) | (554) |
| At 30 September 2011 | 120,810 | - | (3,906) | 116,904 |
| Total comprehensive loss | - | - | (672) | (672) |
| At 31 December 2012 | 120,810 | - | (4,578) | 116,232 |
| | | | | |

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.

On 29 June 2012, the Company undertook a renounceable non-underwritten rights issue on the basis of 4 rights shares for every 5 existing ordinary shares. Pursuant to the rights issue exercise, 422,117,873 new ordinary shares were allotted and issued at 24 cents each.

Out of the gross proceeds of S\$101.3 million from the rights issue, the Company has utilised S\$91.25 million as follows:

- (a) S\$91.0 million to satisfy the acquisition price for the acquisition of Star City project; and
- (b) S\$0.25 million for payment of professional fees and other fees and expenses incurred in connection with the rights issue.

The use of proceeds from the rights issue stated above is in accordance with the use of proceeds and percentage allocations stated in the offer information statement issued by the Company in relation to the rights issue.

Following approval from shareholders at the EGM on 25 May 2012, the Company also allotted and issued 14.5 million new ordinary shares to its Chief Executive Officer pursuant to his service agreement on 20 July 2012.

On 28 November 2012, the Company allotted and issued 192,853,000 new ordinary shares at S\$0.525 per share pursuant to a private placement exercise. As at 31 December 2012, there was no material disbursement from the proceeds raised.

As a result of the above, the total number of issued shares of the Company increased from 527,647,342 as at 31 March 2012 to 1,157,118,215 as at 31 December 2012 and the share capital increased to S\$327,203,808.64.

As at 31 December 2012, the Company also granted share options for a total of 16.5 million ordinary shares to senior employees and Directors of the Group under the YSH ESOS 2012 which was also approved by shareholders at the EGM on 25 May 2012.

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 31 December 2012 – 1,157,118,215

Total number of issued shares as at 31 March 2012 – 527,647,342

The Company had no treasury shares as at 31 December 2012 and 31 March 2012.

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 auditors.

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 2012.

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.

In the current financial year, the Group adopted the new/revised Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that are effective for annual periods beginning on or after 1 January 2010. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective FRS and INT FRS.

The following are the new or amended FRS that are relevant to the Group:

| | |
|------------------------------------|---|
| Amendments to FRS 12 | Deferred Tax: Recovery of Underlying Assets |
| Amendments to FRS 107 (Disclosure) | Transfer of Financial Assets |

The adoption of the above FRS did not result in any material change to the Group's accounting policies nor any significant impact on the financial statements.

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.

| | The Group | | | |
|--|------------------------|-------------------------|-----------------------|------------------------|
| | Quarter ended 31.12.12 | Quarter ended 31.12.11* | Period ended 31.12.12 | Period ended 31.12.11* |
| (a) Basic earnings per share | | | | |
| Net profit attributable to equity holders of the Company (S\$'000) | 3,663 | 1,357 | 1,922 | 3,938 |
| Weighted average number of ordinary shares outstanding ('000) | 1,092,834 | 630,963 | 1,379,945 | 630,963 |
| Basic earnings per share (cents) | 0.34 | 0.22 | 0.14 | 0.62 |

| | The Group | | | |
|--|---------------------------|----------------------------|--------------------------|---------------------------|
| | Quarter ended 31.12.12 | Quarter ended 31.12.11* | Period ended 31.12.12 | Period ended 31.12.11* |
| (b) Diluted earnings per share | | | | |
| Net profit attributable to equity holders of the Company (S\$'000) | 3,663 | 1,357 | 1,922 | 3,938 |
| Weighted average number of ordinary shares outstanding ('000) | 1,100,408 | 630,963 | 1,385,456 | 630,963 |
| Diluted earnings per share (cents) | 0.33 | 0.22 | 0.14 | 0.62 |

As at 31 December 2012, the Company granted share options for a total of 16,500,000 ordinary shares under the YSH ESOS 2012. The weighted average number of shares on issue for the purpose of calculating diluted earnings per share has been adjusted as if all dilutive share options were exercised as at 31 December 2012.

There were no dilutive potential ordinary shares as at 31 December 2011.

* Restated for rights issues and placement of shares.

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 | |
|--|------------|------------|-------------|------------|
| | 31.12.2012 | 31.03.2012 | 31.12.2012 | 31.03.2012 |
| Net asset value per ordinary share (cents) | 29.7 | 25.7 | 27.6 | 22.9 |

The net asset value per ordinary share was calculated based on the net asset attributable to the equity holders of the Company and the number of ordinary shares in issue being 1,157,118,215 (31 March 2012: 527,647,342).

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

Third Quarter ended 31 December 2012 ("3Q 2013")

The Group's revenue for 3Q 2013 of S\$12.99 million exceeded 3Q 2011 by S\$3.16 million or 32.1%. The real estate arm of the Group continues to be the main revenue driver with contribution from the sale of residences and land development rights ("LDR") making up approximately 93.4% of the total Group revenue.

Revenue from the sale of residences rose more than three times from S\$1.44 million in 3Q 2012 to S\$5.20 million in 3Q 2013. The boost in revenue came from sales of additional property development projects such as Ivory Court Residences II, Bamboo Grove Garden Villa and new blocks of Lakeview Apartments at Pun Hlaing Golf Estate and apartments at Star City.

As at 31 December 2012 the Group has sold 228 units out of a total 264 units in building 3 in Star City (with booking deposits received for an additional 9 units) and 138 units out of a total 264 units in building 4 in Star City (with booking deposits received for an additional 14 units). Revenue from these sold units amounted to approximately S\$46.30 million, however only S\$2.64 million has been recognized so far (with S\$0.2 million recognized in 3Q 2013) because the revenue recognition method is based on percentage of completion method. The remaining balance of unrecognized revenue of approximately S\$43.66 million will be recognized as the construction progresses. As at 31 December 2012 the Group has also received cash deposits of S\$15.03 million representing approximately 32% of the total contractual purchase prices of these units.

Revenue from the sale of LDRs at Pun Hlaing and FMI City equivalent to S\$6.9 million was also recognised in 3Q 2013, down slightly from S\$7.7 million in 3Q 2012 as the Group focuses its strategy around sales of residences.

Gross profit margin improved from 25.7% in 3Q 2012 to 49.1% in the current quarter. A higher margin was achieved in 3Q 2012 mainly due to the higher selling prices of LDRs and residences which climbed 30%-35% year-on-year.

Administrative expenses in the current quarter increased by S\$1.64 million to S\$2.66 million as compared to S\$1.02 million in the previous corresponding quarter. The increase in administrative expenses is principally as a result of an increase in the employee share option expense of S\$0.42 million and increase in salaries and overheads in the current quarter as compared to the previous corresponding quarter.

As a result of the higher revenue and stronger margin, the net profit attributable to shareholders increased to S\$3.66 million in 3Q 2013 as compared to S\$1.36 million in 3Q 2012.

BALANCE SHEET

The net assets attributable to the equity holders of the Company increased significantly by S\$208.02 million to S\$343.78 million as at 31 December 2012 as compared to S\$135.76 million as at 31 March 2012. This increase in net assets was mainly due to:-

- (1) the allotment and issuance of 422,117,873 new ordinary shares pursuant to the completion of the rights issue exercise on 29 June 2012.
- (2) the allotment and issuance of 14,500,000 new ordinary shares to the CEO pursuant to his service agreement on 20 July 2012.
- (3) the allotment and issuance of 192,853,000 new ordinary shares pursuant to the completion of the private placement exercise on 28 November 2012.

These resulted in the increase of the Company's share capital by S\$206.39 million, net of expenses of S\$1.60 million relating to the rights issue and private placement exercise, to S\$327.20 million.

The Group's net current assets position has also improved from S\$31.69 million as at 31 March 2012 to S\$146.87 million as at 31 December 2012. The improvement was mainly due to an increase in bank balances resulting from the private placement exercise.

Investment rights of S\$31.23 million as at 31 December 2012 relate to the option that the Group has for the purchase of Xun Xiang (Dalian) Enterprise Co. Ltd ("Xun Xiang") that holds the shopping mall in the Grand Central property in China. The decrease in value as compared to 31 March 2012 was due to foreign currency translation differences.

Prepayments and operating rights recorded by the subsidiary, Plantation Resources Pte Ltd ("PRPL"), amounted to a total of S\$23.00 million as at 31 December 2012. The increase from S\$21.16 million as at 31 March 2012 was mainly due to additional prepayments for black pepper amounting to S\$2.23 million made during the current financial period.

LDRs (current and non-current portions) increased from S\$57.82 million as at 31 March 2012 to S\$181.59 million as at 31 December 2012. Following the successful acquisition of 70% economic interests in the remaining LDRs for the Star City project on 1 June 2012, the LDRs of S\$181.59 million was made up of LDRs in the Star City project of S\$129.73 million and LDRs held for sale and development of S\$51.86 million in other projects in Pun Hlaing Golf Estate, FMI City and Evergreen.

Trade and other receivables increased to S\$21.98 million as at 31 December 2012 as compared to S\$6.50 million as at 31 March 2012. The increase is mainly due to the increase in trade receivables resulting from the increase in revenue and the increase in other receivables resulting from payment made on behalf of Xunxiang for construction costs incurred for the shopping mall that amounted to S\$4.24 million.

Inventories increased to S\$2.96 million as at 31 December 2012 as compared to S\$1.63 million as at 31 March 2012. Inventories consist of mainly 5 units of Lakeview apartments and Dongfeng light trucks.

Properties under development increased significantly from S\$7.49 million as at 31 March 2012 to S\$19.43 million as at 31 December 2012 due to increase in property projects such as Ivory Court Villas, Bamboo Grove Gardens, Rose Gardens and additional blocks of Lakeview Apartments in PHGE and Star City project.

As at 31 December 2012, trade and other payables increased to S\$29.71 million as compared to S\$11.49 million as at 31 March 2012. The main reason for the increase was due to advances received from customers during the current financial period for sales of houses in PHGE and Star City of S\$19.10 million. The remainder of these advances will be recognised as revenue over the remainder of the build.

CASHFLOW STATEMENT

Cash and bank balances stood at S\$129.25 million as at 31 December 2012 as compared to S\$20.08 million as at 31 March 2012. The improvement in cash position was mainly due to the net proceeds of approximately S\$99.98 million from the private placement exercise.

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

There is no material variance between the information previously disclosed in the results announcements for the quarter ended 30 September 2012 and the actual results for the quarter ended 31 December 2012.

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.

The real estate business continues to dominate the activities of the Group. The main areas of activity likely to impact the financial results of the Group for the foreseeable future are in the two major property development projects, Pun Hlaing Golf Estate and Star City. In addition, if the shareholders approve the acquisition of the 10 acres of land in downtown Yangon that the Group has agreed to purchase from the SPA Group and the Group proceeds with the mixed use commercial and residential development currently envisaged for this land then this would also constitute a major area of activity and would see the Group expand further into commercial property development.

The Group believes that with a scarcity of quality finished residences in Yangon, it is preferable to focus on selling high-margin finished projects as well as selling land for customers to build their own housing. It also continues to see opportunities to hold and rent properties and is likely to be pursuing this strategy in particular with reference to its commercial property activities.

The Star City project is proving to be a landmark residential development, situated close to Yangon, with strong demand from Yangon residents looking to upgrade to a higher quality of living. In addition to addressing the supply/demand imbalance for apartments in downtown Yangon, Star City is likely to benefit greatly from the decision to create a Special Economic Zone in the adjoining Thanlyin port area.

The Group is in the process of finalizing the transfer and the registration of its 100% interest in Xun Xiang in accordance to the option granted to the Group as announced earlier. The Group will make an announcement before the current financial year end. As a result, the Group will be consolidating the assets and liabilities of the company, including a debt of approximately US\$23 million that is repayable in December 2014.

Outside property, the Group continues its activities in agriculture (planting black pepper and exploring other suitable crops), and in automobiles (selling Dong Feng trucks and sourcing for complementary brands to expand the segment). The Group is likely to expand its activities in both these areas in the next 12 months as well as pursue new areas of business as the rapid economic development of the country continues.

At the political level there continues to be very positive developments. On 19th November President Barack Obama of the United States made an historic visit to Myanmar and met with both the President of the Republic of the Union of Myanmar, U Thein Sein, and the leader of the National League for Democracy, Daw Aung San Suu Kyi, further continuing the new era of cooperation between Myanmar and the United States. The management believes that this will help spur a greater level of business interest from US organisations. There is also an expectation that the new foreign investment law will further encouraging economic development.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Nil

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Nil

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared/recommendeded.

PART II- ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

- 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 the financial period ended 31 December 2012 are set out below.

| Name of Interested Person | Aggregate value of all interested person transactions during FY2011 (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 FY2011 which are conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000) * |
|--|--|---|
| | S\$'000 | S\$'000 |
| Associates of Mr. Serge Pun:- | | |
| (a) Purchases | - | 707 |
| (b) Sales | - | 2,413 |
| (c) Treasury transactions | - | 216 |
| (d) Land development rights transactions | 91,000 | 6,476 |
| (e) Prepayments for supply of crops | - | 2,232 |

* Shareholders' mandate was renewed and approved at the Annual General Meeting held on 25 July 2012. Accordingly, the aggregate value of all interested person transactions is presented for the 9-months period from 1 April 2012 to 31 December 2012.

18. Negative assurance on Interim Financial Statements

We, Serge Pun and Andrew Rickards, being the Directors of the Company, do hereby confirm for and on behalf of the Board of Directors that, to the best of their knowledge, nothing has come to their attention which may render the financial results for the third quarter ended 31 December 2012 to be false or misleading in any material respect.

BY ORDER OF THE BOARD

Andrew Rickards
CEO
31 January 2013