

UNAUDITED FINANCIAL STATEMENT FOR THE FIRST QUARTER ENDED 30 JUNE 2016

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 2016

	The Group		
	S\$'000		%
	Quarter ended		Increase/ (Decrease)
	30.06.2016	30.06.2015	
Revenue	17,564	22,640	(22.4)
Cost of sales	(10,750)	(12,687)	(15.3)
Gross profit	6,814	9,953	(31.5)
Other income - net	11,843	1,591	644.4
Expenses			
-Administrative	(12,557)	(8,436)	48.9
-Finance	(2,207)	(140)	1476.4
Share of losses of joint ventures	(469)	(249)	88.4
Share of (losses)/profits of associated companies	(595)	348	(271.0)
Profit before income tax	2,829	3,067	(7.8)
Income tax expense	(569)	(496)	14.7
Net profit	2,260	2,571	(12.1)
Other comprehensive income/(loss):			
Items that may be reclassified subsequently to profit or loss:			
- Currency translation differences arising from consolidation – gains/(losses)	5,702	(29,376)	NM
- Share of other comprehensive loss of associated companies	-	(2,854)	NM
Other comprehensive income/(loss), net of tax	5,697	(32,230)	NM
Total comprehensive Income/(loss) for the financial period	7,962	(29,659)	NM
Net profit attributable to:			
Equity holders of the Company	1,829	2,561	(28.6)
Non-controlling interests	431	10	4,210.0
	2,260	2,571	(12.1)
Total comprehensive income/(loss) attributable to:			
Equity holders of the Company	6,866	(26,299)	NM
Non-controlling interests	1,096	(3,360)	NM
	7,962	(29,659)	NM

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 asset at fair value through profit or loss
 Interest expense
 Interest income
 Currency translation gains, net

The Group			
S\$'000		%	
Quarter ended		Increase/ (Decrease)	
30.06.2016	30.06.2015		
431	431	-	
1,873	830	125.7	
434	303	43.2	
89	-	NM	
10,246	-	NM	
1,678	416	303.4	
(703)	(563)	24.9	
(608)	(269)	126.0	

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 (S\$'000)		The Company (S\$'000)	
	30.06.2016	31.03.2016	30.06.2016	31.03.2016
ASSETS				
Current assets				
Cash and cash equivalents	13,102	13,439	5,056	3,292
Trade and other receivables	47,256	58,186	5,662	8,547
Inventories	15,191	13,946	-	-
Development properties	191,379	182,894	-	-
Other current assets	22,292	13,935	1,571	1,017
Financial asset at fair value through profit or loss	73,838	63,098	-	-
Land development rights	18,016	16,790	-	-
	381,074	362,288	12,289	12,856
Non-current assets				
Trade and other receivables	67,473	61,805	-	-
Other non-current assets	-	651	-	-
Available-for-sale financial assets	5,983	4,918	-	-
Investments in joint ventures	12,347	9,816	-	-
Investments in associated companies	28,470	28,523	-	-
Investments in subsidiary corporations	-	-	650,845	641,680
Call option to acquire land	13,161	13,161	-	-
Investment properties	195,235	192,933	-	-
Prepayments	7,166	6,319	-	-
Property, plant and equipment	36,137	34,273	353	406
Intangible assets	30,036	30,466	-	-
Land development rights	203,326	203,255	-	-
	599,334	586,120	651,198	642,086
Total assets	980,408	948,408	663,487	654,942
LIABILITIES				
Current liabilities				
Trade and other payables	86,908	82,008	6,426	8,786
Current income tax liabilities	3,321	2,871	152	152
Borrowings	52,974	58,614	41,065	33,611
Deferred income tax liabilities	1,575	1,634	-	-
	144,778	145,127	47,643	42,549
Non-current liabilities				
Borrowings	55,064	31,050	39,449	31,050
Shareholders' loans from non-controlling interests	35,396	35,826	-	-
	90,460	66,876	39,449	31,050
Total liabilities	235,238	212,003	87,092	73,599
NET ASSETS	745,170	736,405	576,395	581,343
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	590,551	590,013	590,551	590,013
Share option reserve	4,201	4,025	4,201	4,025
Share award reserve	89	-	89	-
Currency translation reserve	(22,936)	(27,968)	-	-
Fair value reserve	657	652	-	-
Retained profits/(accumulated losses)	104,527	102,698	(18,446)	(12,695)
	677,089	669,420	576,395	581,343
Non-controlling interests	68,081	66,985	-	-
Total equity	745,170	736,405	576,395	581,343

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

Amount repayable in one year or less, or on demand

As at 30.06.2016		As at 31.03.2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
6,911	46,063	22,261	36,353

Amount repayable after one year

As at 30.06.2016		As at 31.03.2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
55,064	-	31,050	-

Current borrowings as at 30 June 2016 decreased to S\$52.97 million as compared to S\$58.61 million as at 31 March 2016. The decrease was mainly due to the classification of the loan owing by the Group's wholly-owned subsidiary, Xun Xiang (Dalian) Enterprise Co Ltd ("Xun Xiang") to non-current borrowings following an extension of the loan during 1Q2017. There were also new current borrowings obtained during 1Q2017. Included in current borrowings is a loan of S\$6.91 million provided by a bank and secured by a development property in Myanmar.

Included in non-current borrowings of S\$55.06 million as at 30 June 2016 was (i) a loan of S\$39.45 million (or US\$29.00 million) owing by the Company to Asian Development Bank. US\$16.00 million of the loan is secured by shares in the Company's wholly-owned subsidiary, YSH Finance Ltd (which holds the Group's 25% interest in edotco Investments Singapore Pte. Ltd. ("edotco Investments") (formerly known as Digicel Asian Holdings Pte Ltd)) and the remaining US\$13.00 million is secured by the assignment and/or mortgage of 100% interest in Yoma Fleet Limited and KOSPA Limited; and (ii) a loan of S\$15.62 million that was owing by Xun Xiang which was extended during 1Q2017 as explained above. This loan is secured by an investment property (i.e. retail mall in Dalian, China) held by Xun Xiang.

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	
	30.06.2016	30.06.2015
Cash flows from operating activities:		
Net profit	2,260	2,571
Adjustments for :		
Income tax expense	569	496
Depreciation of property, plant and equipment	1,873	830
Amortisation of intangible assets	431	431
Write-off of property, plant and equipment	1	-
Fair value gain on financial asset at fair value through profit or loss	(10,246)	-
(Gain)/loss on disposal of property, plant and equipment	(34)	1
Interest income	(703)	(563)
Interest expenses on borrowings	1,678	416
Employee share option expenses	434	303
Employee share award expenses	89	-
Share of losses of joint ventures	469	249
Share of losses/(profits) of associated companies	595	(348)
Unrealised currency translation losses/(gains)	2,017	(14,089)
Operating cash flows before movements in working capital	(567)	(9,703)
Changes in working capital, net of effects from acquisition of subsidiary corporations:-		
Trade and other receivables	(4,472)	(3,522)
Inventories and properties under development	(3,122)	11,361
Land development rights	(1,298)	574
Trade and other payables	10,282	1,490
Cash generated from operations	823	200
Interest received	271	446
Income tax refunded/(paid)	5	(42)
Net cash provided by operating activities	1,099	604

Cash flows from investing activities:

Acquisition of subsidiary corporations, net of cash acquired	-	338
Additions to investment properties	(1,729)	(92)
Additions to property, plant and equipment	(3,284)	(4,658)
Additions to available-for-sale financial assets	(1,359)	-
Additions to investment in future projects	(609)	(1,066)
Additions to development properties intended for investing activities	(4,874)	(4,606)
Investments in joint ventures	(3,234)	(194)
Investments in associated companies	-	(34)
Proceeds from disposal of property, plant and equipment	110	30
Proceeds from dilution of interest in available-for-sale financial assets	340	-

Net cash used in investing activities

Cash flows from financing activities:

Interest paid	(1,918)	(348)
Proceed from issuance of shares pursuant to exercise of share options	280	-
Proceeds from borrowings	42,274	10,000
Repayment of borrowings	(24,635)	-
Loan to a non-related party	(3,197)	-
Interest received	276	-
Increase in bank deposits pledged	(1,116)	-

Net cash provided by financing activities

Net decrease in cash and cash equivalents

Cash and cash equivalents

Beginning of financial period	13,439	20,025
Effect of currency translation on cash and cash equivalents	123	(958)
End of financial period	11,986	19,041

The Group	
S\$'000	
Quarter ended	
30.06.2016	30.06.2015
-	338
(1,729)	(92)
(3,284)	(4,658)
(1,359)	-
(609)	(1,066)
(4,874)	(4,606)
(3,234)	(194)
-	(34)
110	30
340	-
(14,639)	(10,282)
(1,918)	(348)
280	-
42,274	10,000
(24,635)	-
(3,197)	-
276	-
(1,116)	-
11,964	9,652
(1,576)	(26)
13,439	20,025
123	(958)
11,986	19,041

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

Cash and bank balances	13,102	19,041
Less: Bank deposits pledged	(1,116)	-
Cash and cash equivalents per consolidated statement of cash flow	11,986	19,041

The Group	
S\$'000	
Quarter ended	
30.06.2016	30.06.2015
13,102	19,041
(1,116)	-
11,986	19,041

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	Share Award Reserve	Currency Translation Reserve	Fair Value Reserve	Retained Profits	Total		
At 1 April 2016	590,013	4,025	-	(27,968)	652	102,698	669,420	66,985	736,405
Issue of new shares under YSH ESOS 2012	538	(258)	-	-	-	-	280	-	280
Employee share option expense	-	434	-	-	-	-	434	-	434
Employee share award expense	-	-	89	-	-	-	89	-	89
Total comprehensive income	-	-	-	5,032	5	1,829	6,866	1,096	7,962
At 30 June 2016	590,551	4,201	89	(22,936)	657	104,527	677,089	68,081	745,170
At 1 April 2015	587,583	5,060	-	4,080	-	65,100	661,823	70,401	732,224
Employee share option expense	-	303	-	-	-	-	303	-	303
Effect of changes in shareholdings in subsidiaries	-	-	-	-	-	(341)	(341)	341	-
Total comprehensive (loss)/ income	-	-	-	(28,860)	-	2,561	(26,299)	(3,360)	(29,659)
At 30 June 2015	587,583	5,363	-	(24,780)	-	67,320	635,486	67,382	702,868

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 Company	Share Capital	Share Option Reserve	Share Award Reserve	Accumulated Losses	Total
At 1 April 2016	590,013	4,025	-	(12,695)	581,343
Issue of new shares under YSH ESOS 2012	538	(258)	-	-	280
Employee share option expense	-	434	-	-	434
Employee share award expense	-	-	89	-	89
Total comprehensive loss	-	-	-	(5,751)	(5,751)
At 30 June 2016	590,551	4,201	89	(18,446)	576,395
At 1 April 2015	587,583	5,060	-	(18,582)	574,061
Employee share option expense	-	303	-	-	303
Total comprehensive loss	-	-	-	(6,183)	(6,183)
At 30 June 2015	587,583	5,363	-	(24,765)	568,181

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.

In June 2016, the Company allotted and issued 1,000,000 new ordinary shares pursuant to the exercise of options granted under the Employee Shares Option Scheme (YSH ESOS 2012). As a result, the total number of issued shares of the Company increased from 1,734,816,620 as at 31 March 2016 to 1,735,816,620 as at 30 June 2016 and the share capital increased to S\$590.55 million.

The outstanding share options granted as at 30 June 2016 were for a total of 18.66 million (30 June 2015: 20.26 million) ordinary shares.

The Yoma Performance Share Plan (the "Yoma PSP") was approved by the Company's shareholders at an extraordinary general meeting held on 27 July 2015. During 1Q2017, the Company granted awards comprising a total of 7,255,409 ordinary shares to certain employees of the Group pursuant to the Yoma PSP. The release of these ordinary shares is subject to the achievement of certain pre-determined performance conditions as determined by the Remuneration Committee or otherwise in accordance with the rules of the Yoma PSP.

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 2016 – 1,735,816,620

Total number of issued shares as at 31 March 2016 – 1,734,816,620

The Company had no treasury shares as at 30 June 2016 and 31 March 2016.

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 2016.

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 period, the Group and the Company 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 2016:

- Amendments to FRS 1– Presentation of Financial Statements
- Amendments to FRS 16 and FRS 38 – Clarification of Acceptable Methods of Depreciation and Amortisation
- Amendments to FRS 19– Employee Benefits
- Amendments to FRS 27 – Equity Method in Separate Financial Statements
- Amendments to FRS 107 – Financial Instruments: Disclosures
- Amendments to FRS 110, FRS 112 and FRS 28 – Investment Entities: Applying the Consolidation Exception

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

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 30.06.2016	Quarter ended 30.06.2015
(a) Basic earnings per ordinary share		
Net profit attributable to equity holders of the Company (S\$'000)	1,829	2,561
Weighted average number of ordinary shares outstanding ('000)	1,735,150	1,730,150
Basic earnings per ordinary share (cents)	0.11	0.15

	The Group	
	Quarter ended 30.06.2016	Quarter ended 30.06.2015
(b) Diluted earnings per Ordinary share		
Net profit attributable to equity holders of the Company (S\$'000)	1,829	2,561
Weighted average number of ordinary shares outstanding ('000)	1,747,916	1,735,584
Dilutive earnings per share (cents)	0.10	0.15

As at 30 June 2016, there were share options for a total of 18.66 million (30 June 2015: 20.26 million) ordinary shares under the YSH ESOS 2012 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 as at 30 June 2016 and 30 June 2015 and all performance share awards were issued as at 30 June 2016.

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	
	30.06.2016	31.03.2016	30.06.2016	31.03.2016
Net asset value per share (cents)	39.01	38.59	33.21	33.51

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 1,735,816,620 as at 30 June 2016 and 1,734,816,620 as at 31 March 2016.

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 reporting quarter ended 30 June 2016 ("1Q2017") decreased 22.4% to S\$17.56 million as compared to S\$22.64 million in the previous corresponding quarter ended 30 June 2015 ("1Q2016"). Below is the breakdown of revenue:-

	1Q2017		1Q2016	
	S\$'million	As a percentage of total revenue	S\$'million	As a percentage of total revenue
Sale of residences and LDRs	3.05	17.4%	12.34	54.5%
Real estate rental and services	4.95	28.2%	3.33	14.7%
Automotive	7.41	42.2%	6.97	30.8%
Consumers	2.15	12.2%	-	-
Total	17.56	100.0%	22.64	100.0%

The revenue generated from the sale of residences and land development rights ("LDRs") in 1Q2017 decreased to S\$3.05 million in 1Q2017 as compared to S\$12.34 million in 1Q2016. The decrease was due to the completion of Buildings A3 and A4 in StarCity Zone A in 4Q2015 and 3Q2016 respectively as well as the Group's decision to defer sales of properties in Pun Hlaing Estate until near-completion in order to achieve higher margins.

The rental revenue generated from the Group's investment properties, which formed part of the real estate rental and services revenue, increased to S\$2.85 million in 1Q2017 as compared to S\$2.54 million in 1Q2016. The increase in the rental revenue was mainly generated from the Group's Star Residences (Building A5) in StarCity Zone A and The Residence at Pun Hlaing (Lakeview G) in Pun Hlaing Estate which recorded higher occupancy rates and an increase in rental charges per unit.

The revenue from the Group's automotive segment increased slightly to S\$7.41 million in 1Q2017 as compared to S\$6.97 million in 1Q2016. Revenue in this segment was mainly contributed by Convenience Prosperity Company Limited ("Convenience Prosperity") which is in the trading business of New Holland tractors and Yoma Fleet which is in the business of vehicle leasing. Yoma Fleet's revenue increased 146.0% from S\$0.48 million in 1Q2016 to S\$1.18 million in 1Q2017.

The Group also recorded revenue of S\$2.15 million from its KFC stores in 1Q2017. There was no such revenue in 1Q2016 as the first KFC store was opened on 30 June 2015.

Gross profit margin decreased to 38.8% in 1Q2017 as compared to 44.0% in 1Q2016. As compared to 1Q2016, a higher portion of 1Q2017's revenue was generated from the automotive segment, which has a lower margin as compared to the real estate segment.

Included in other income are the following items:-

	The Group	
	S\$'000	
	Quarter ended	
	30.06.2016	30.06.2015
Fair value gains on financial asset at fair value through profit or loss ^(a)	10,246	-
Currency translation gains, net	608	269
Interest income	703	563
Others	286	759
	11,843	1,591

- (a) On 4 December 2015, the Group signed an agreement with edotco Group Sdn Bhd (“edotco”) whereby it was granted a put option to sell its 25% interest in edotco Investments to edotco at a minimum valuation of US\$40.25 million. Similarly, the Group had also granted a call option to edotco to purchase its 25% interest on the same terms. As at 31 March 2016, the fair value of the Group’s interest in edotco investments was US\$46.74 million. As at 30 June 2016, the Group re-measured the fair value of this investment and recognised a fair value gain of S\$10.25 million in 1Q2017, being the difference between US\$46.74 million and the fair value of US\$54.28 million as at 30 June 2016.
- (b) Interest income was derived mainly from customers of Convenience Prosperity that are under installment payment schemes for the purchase of tractors. Another source of interest income in the current quarter was from the interest charged for a loan to a non-related party.

Included in finance costs, net are the following items:-

	The Group	
	S\$'000	
	Quarter ended	
	30.06.2016	30.06.2015
Interest expense on borrowings ^(a)	1,678	416
Currency translation losses/(gain) on borrowings, net ^(b)	529	(276)
	2,207	140

- (a) Interest expense on borrowings increased by S\$1.26 million during 1Q2017 due to the increase in borrowings. The total borrowings as at 30 June 2016 was S\$108.04 million as compared to S\$35.44 million as at 30 June 2015.
- (b) Included in finance cost are currency translation losses as a result of the strengthening of USD, in which majority of the borrowings are denominated, against the functional currencies (i.e. Chinese Yuan and Singapore dollars) of the borrowing entities in 1Q2017.

The Group recorded share of losses of associated companies amounting to S\$0.60 million in 1Q2017 as compared to share of profits of S\$0.35 million in 1Q2016. The share of losses recorded in 1Q2017 came mainly from Access Myanmar Distribution Co., Ltd, which is in the business of the production, branding, marketing and distribution of bottled water, alcoholic beverages and other FMCG products in Myanmar.

The share of losses of joint ventures increased to S\$0.47 million in 1Q2017 as compared to S\$0.25 million in 1Q2016. The share of losses came mainly from two new joint ventures, which are in the businesses of cold chain storage and trading of Mitsubishi vehicles. These businesses only commenced operations towards the end of FY2016.

Administrative expenses increased to S\$12.56 million in 1Q2017 as compared to S\$8.44 million in 1Q2016. The increase was mainly due to (i) higher staff cost, share option expense and share award expense of approximately S\$1.29 million that were incurred by the Company; and (ii) higher administrative expenses including staff cost, depreciation expense and professional fee amounting to approximately S\$2.20 million that were incurred by the Group's KFC business and Landmark project.

As a result of the above, the Group recorded a lower net profit attributable to equity holders of the Company of S\$1.83 million in 1Q2017 as compared to S\$2.56 million in 1Q2016.

BALANCE SHEET

Retained profits as at 30 June 2016 increased to S\$104.53 million mainly due to the net profit attributable to equity holders of the Company of S\$1.83 million recorded for 1Q2017. The net assets attributable to equity holders of the Company increased by S\$7.67 million to S\$677.09 million as at 30 June 2016 as compared to S\$669.42 million as at 31 March 2016. This was due to the currency translation gains of loans between subsidiaries within the Group at the consolidation level which are in substance, a part of the Group's net investment in those foreign operations.

Value of investment properties increased slightly to S\$195.24 million as at 30 June 2016 as compared to S\$192.93 million as at 31 March 2016 mainly due to capitalisation of construction costs incurred during 1Q2017. The Group has Building A5 in StarCity Zone A, Lakeview G in Pun Hlaing Estate, construction-in-progress Dulwich international school project in StarCity and Pun Hlaing Estate and the retail mall in Dalian under its investment properties portfolio.

Intangible assets, net of accumulated amortisation, was S\$30.04 million as at 30 June 2016 and comprised:-

- (a) operating rights in respect of the Pun Hlaing Estate Golf Course and Country Club and the Pun Hlaing Estate;
- (b) operating rights in respect of the agriculture activities at Maw Tin Estate;
- (c) intangible asset in respect of the air operator certificates for hot air balloon operations; and
- (d) intangible asset in respect of the distributor agreement for the marketing and sale of New Holland agricultural tractors within Myanmar.

The land development rights ("LDRs") of S\$221.34 million as at 30 June 2016 were made up of LDRs in StarCity amounting to S\$94.37 million and LDRs in Pun Hlaing Estate and FMI City amounting to S\$126.97 million. As at 30 June 2016, the Group held economic interests in 70% of the LDRs of approximately 4.74 million square feet in Pun Hlaing Estate, 100% of the LDRs of approximately 0.56 million square feet (including the Lakeview project) in Pun Hlaing Estate and 52.5% of the LDRs of approximately 0.17 million square feet in FMI City.

Development properties increased to S\$191.38 million as at 30 June 2016 as compared to S\$182.89 million as at 31 March 2016, mainly due to the capitalisation of construction costs for existing projects.

Trade and other receivables (current and non-current portions) decreased slightly to S\$114.73 million as at 30 June 2016 as compared to S\$119.99 million as at 31 March 2016. The total amount of S\$114.73 million of trade and other receivables was made up mainly of:-

- (a) S\$16.22 million of unbilled trade receivables and S\$42.15 million of non-current trade receivables;
- (b) S\$4.65 million of current trade receivables; and
- (c) S\$24.96 million of interest-bearing loan to a non-related party.

As at 30 June 2016, trade and other payables increased to S\$86.91 million as compared to S\$82.01 million as at 31 March 2016. Included in trade and other payables were:-

- (a) current payables for construction works of S\$9.25 million;
- (b) accruals, which were mainly made up of uncertified and unbilled construction cost, of S\$21.25 million;
- (c) progress billings and advance receipts from customers of S\$18.23 million; and
- (d) payables to a non-related investor of S\$12.88 million for the re-purchase of 117 unsold units in StarCity.

The current borrowings as at 30 June 2016 decreased to S\$52.97 million as compared to S\$58.61 million as at 31 March 2016. The decrease was mainly due to the classification of the loan owing by the Group's wholly-owned subsidiary, Xun Xiang to non-current borrowings following an extension of the loan during 1Q2017. There were also new current borrowings obtained during 1Q2017. Included in current borrowings is a loan of S\$6.91 million provided by a bank and secured by a development property in Myanmar. Included in non-current borrowings of S\$55.06 million as at 30 June 2016 was (i) a loan of S\$39.45 million (or US\$29.00 million) owing by the Company to Asian Development Bank. US\$16.00 million of the loan is secured by shares in the Company's wholly-owned subsidiary, YSH Finance Ltd (which holds the Group's 25% interest in edotco Investments) and the remaining US\$13.00 million is secured by the assignment and/or mortgage of 100% interest in Yoma Fleet Limited and KOSPA Limited; and (ii) a loan of S\$15.62 million that was owing by Xun Xiang. This loan is secured by an investment property (i.e. retail mall in Dalian, China) held by Xun Xiang.

CASHFLOW STATEMENT

Cash and bank balances stood at S\$13.10 million as at 30 June 2016 as compared to S\$19.04 million as at 30 June 2015. In 1Q2017, the amount of cash used in investing activities of S\$14.64 million was mainly provided by the aggregate amount of cash from operating activities of S\$1.10 million and financing activities of S\$11.96 million.

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 31 March 2016 and the actual results for the quarter ended 30 June 2016.

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.

Following the peaceful transition of power, the new civilian government of Myanmar has started work to address the country's priorities. A number of government committees have been formed to tackle the key issues around economic development, national reconciliation and peace. As the new government reviews and prioritizes initiatives, some projects may face reviews and delays. However, with State Counsellor Daw Aung San Suu Kyi personally chairing some of these committees, the Group is optimistic that good coordination and swift decisions can be made to effect positive progress.

In Yangon, one such situation surrounds the review of high rise building permits, which has brought a halt to some of Yangon's construction. The review is an effort to tackle planning regulation breaches, safety problems and corruption. Following a 2-month review, the first results have been released, with some developers required to amend their plans. None of the Group's property projects falls under the list of projects required for modification, nor have any of the Group's on-going projects been halted. However, buyers' sentiments have been affected in the near term.

In the meantime, the Group's Landmark Development has continued to make progress in recent months. On 23 July 2016, the Ministry of Transport and Communications via Myanma Railways signed 2 new separate master leases for the Landmark Development, one for The Peninsula Yangon and the other for the remaining mixed-use development. Major works are expected to commence at the end of 2016. The Group is also pleased to have finalized agreements with our joint venture partners for the Landmark Development.

The Group has recently launched the first phase of the Lotus Hill townhouses in Pun Hlaing Estate and it has received good interest. It will continue to step up its marketing efforts on its real estate developments to coincide with the rebranding of Pun Hlaing Estate and StarCity as the property market slowly picks up. The Group has also arranged with local banks to facilitate mortgage applications with a clear lending structure and borrowing criteria, particularly for StarCity, and this should help to improve sales momentum.

The automotive & equipment business continues to grow despite delays in the sales of passenger vehicles and build-up of the Yoma Fleet leasing portfolio as a result of the changes in import regulations. In anticipation of the significant infrastructure development in the coming years, the Group is also planning to expand its product lines to distribute construction equipment.

The KFC business continues to maintain its healthy growth rate, with the 6th store being recently opened in June 2016. As the Group continues to identify suitable locations with good traffic for its KFC stores, the target of setting up 12 KFC stores by March 2017 remains on track.

The telecommunications towers business was driven by strong growth of additional tenants on the existing towers. Telecommunications operators are continuing to invest in their networks in a bid to expand coverage and services, with improvements to data, in particular, being given priority. This bodes well for the Group's telecommunications towers investment.

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/recommended, a statement to that effect.

Not applicable.

PART II- ADDITION 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 quarter ended 30 June 2016 are set out below.

Name of Interested Person	Aggregate value of all interested person transactions during FY2017 (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 FY2017 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	-	407
(b) Sales	-	264
(c) Treasury transactions	-	1,005
(d) Financial arrangement	2,912	-
(e) Land development rights transactions	-	-
(f) Prepayments for projects	-	189

* Shareholders' mandate was renewed and approved at the Annual General Meeting held on 27 July 2015. Accordingly, the aggregate value of all interested person transactions is presented for the quarter ended 30 June 2016.

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 2016 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

26 July 2016

YOMA Strategic Holdings Ltd
Company Registration No. 196200185E
78 Shenton Way #32-00
Singapore 079120
Tel: (65) 6223-2262
Fax: (65) 6223-1990
Website: www.yomastrategic.com