



Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

**CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ("6M-SEPT2022") AND
TWELVE MONTHS ENDED 30 SEPTEMBER 2022 ("12M-SEPT2022")**

Table of Contents	Page
A. Condensed interim consolidated statement of profit or loss and other comprehensive income	2
B. Condensed interim statements of financial position	4
C. Condensed interim statements of changes in equity	6
D. Condensed interim consolidated statement of cash flows	9
E. Selected notes to the condensed interim consolidated financial statements	11
F. Other information required by Listing Rule Appendix 7.2	27

Change of Financial Year End

On 25 February 2022, the Company announced a change of financial year end from 30 September to 31 March. Therefore, the unaudited financial statements presented in this announcement covers a 6-month period from 1 April 2022 to 30 September 2022 and a 12-month period from 1 October 2021 to 30 September 2022. The next set of financial statements for the financial period ending 31 March 2023 will cover a period of 18 months from 1 October 2021 to 31 March 2023.

(A) Condensed interim second half year and full year consolidated statement of profit or loss and other comprehensive income

		The Group			
		6-month period ended	6-month period ended	12-month period ended	12-month period ended
		30.09.2022	30.09.2021	30.09.2022	30.09.2021
Note		US\$'000	US\$'000	US\$'000	US\$'000
	Revenue	40,916	43,378	77,498	87,328
	Cost of sales	(26,000)	(28,653)	(51,953)	(58,188)
	Gross profit	14,916	14,725	25,545	29,140
	Other (losses)/gains	(1,750)	28,842	(1,718)	31,235
	Expenses				
	-Administrative	(17,056)	(22,136)	(34,472)	(46,410)
	-Finance	(6,722)	(10,577)	(17,071)	(25,444)
	Share of losses of joint ventures	(297)	(1,763)	(898)	(2,521)
	Share of (losses)/profits of associated companies	(810)	(819)	(1,005)	1,152
	(Loss)/profit before income tax	(11,719)	8,272	(29,619)	(12,848)
	Income tax credit/(expense)	414	(2,315)	277	(2,832)
	Net (loss)/profit	(11,305)	5,957	(29,342)	(15,680)
	Other Comprehensive (loss)/income:				
	Item that may be reclassified subsequently to profit or loss:				
	- Currency translation losses arising from consolidation	(44,936)	(70,104)	(36,915)	(83,322)
	- Share of other comprehensive loss of joint ventures	(617)	(1,026)	(1,275)	(443)
	- Share of other comprehensive loss of associated companies	(2,568)	(4,836)	(1,859)	(5,987)
	Other comprehensive loss, net of tax	(48,121)	(75,966)	(40,049)	(89,752)
	Items that will not be reclassified subsequently to profit or loss:				
	-Currency translation losses arising from consolidation	(8,015)	(17,100)	(5,756)	(22,016)
	Total comprehensive loss for the period	(67,441)	(87,109)	(75,147)	(127,448)

(A) Condensed second half year and full year consolidated statement of profit or loss and other comprehensive income (cont'd)

	The Group			
	6-month period ended 30.09.2022 US\$'000	6-month period ended 30.09.2021 US\$'000	12-month period ended 30.09.2022 US\$'000	12-month period ended 30.09.2021 US\$'000
Net (loss)/profit attributable to:				
Equity holders of the Company	(8,530)	216	(23,329)	(19,704)
Non-controlling interests	(2,775)	5,741	(6,013)	4,024
	(11,305)	5,957	(29,342)	(15,680)
Total comprehensive loss attributable to:				
Owners of the Company	(56,651)	(75,750)	(63,378)	(109,456)
Non-controlling interests	(10,790)	(11,359)	(11,769)	(17,992)
	(67,441)	(87,109)	(75,147)	(127,448)
Loss per share attributable to equity holders of the Company (US cents per share)				
-Basic	(0.39)	(0.004)	(1.07)	(0.91)
-Diluted	*(0.39)	*(0.004)	*(1.07)	*(0.91)

As at 30 September 2022, there were share options of 7.68 million (30 September 2021: 13.59 million) ordinary shares under the YSH ESOS 2012 and performance share awards of 22.58 million (30 September 2021: 8.93 million) ordinary shares 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 September 2022 and 30 September 2021 respectively.

Net (loss)/profit attributable to equity holders of the Company used for the computation of basic EPS has been adjusted for the distribution to the holders of perpetual securities, if any.

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

(B) Condensed interim full year consolidated statements of financial position

	Note	The Group		The Company	
		30.09.2022 US\$'000	30.09.2021 US\$'000	30.09.2022 US\$'000	30.09.2021 US\$'000
ASSETS					
Current assets					
Cash and bank balances		31,159	27,180	2,688	697
Trade and other receivables		101,390	109,220	16,559	15,277
Inventories		10,072	12,539	-	-
Development properties		332,316	320,133	-	-
Other assets		54,820	50,611	1,110	1,261
Land development rights		1,070	821	-	-
		530,827	520,504	20,357	17,235
Assets of disposal group classified as held-for-sale		29,551	32,795	-	-
		560,378	553,299	20,357	17,235
Non-current assets					
Trade and other receivables		8,453	13,571	-	-
Other assets		800	1,071	-	-
Financial assets at fair value through profit or loss		10,478	10,283	-	-
Investments in joint ventures		4,789	7,436	-	-
Investments in associated companies		88,196	91,038	-	-
Investments in subsidiary corporations		-	-	722,949	740,590
Investment properties	14	187,939	228,910	-	-
Property, plant and equipment	13	146,548	159,687	1,350	1,862
Intangible assets	12	19,497	20,658	-	-
Land development rights		121,814	143,448	-	-
		588,514	676,102	724,299	742,452
Total assets		1,148,892	1,229,401	744,656	759,687
LIABILITIES					
Current liabilities					
Trade and other payables		105,339	91,895	8,128	7,927
Current income tax liabilities		4,163	5,911	1	29
Lease liabilities		2,777	2,866	350	343
Borrowings	15	96,840	90,094	36,509	45,780
		209,119	190,766	44,988	54,079
Liabilities directly associated with disposal group classified as held-for-sale		445	513	-	-
		209,564	191,279	44,988	54,079

(B) Condensed interim full year consolidated statements of financial position (cont'd)

	Note	The Group		The Company	
		30.09.2022	30.09.2021	30.09.2022	30.09.2021
		US\$'000	US\$'000	US\$'000	US\$'000
Non-current liabilities					
Trade and other payables		1,951	1,918	-	-
Borrowings	15	187,133	262,957	103,427	151,106
Put options to non-controlling interests		37,318	35,107	37,318	35,107
Financial liabilities at fair value through profit or loss		1,015	1,015	1,015	1,015
Shareholders' loans from non-controlling interests		8,550	10,824	-	-
Lease liabilities		42,622	42,236	971	1,402
Deferred income tax liabilities		2,552	2,662	-	-
		281,141	356,719	142,731	188,630
Total Liabilities		490,705	547,998	187,719	242,709
NET ASSETS		658,187	681,403	556,937	516,978
EQUITY					
Capital and reserves attributable to equity holders of the Company					
Share capital	16	624,890	624,890	624,890	624,890
Perpetual securities	17	79,132	30,000	79,132	30,000
Share option reserve		2,098	3,226	2,098	3,226
Share award reserve		679	130	679	130
Currency translation reserve		(145,937)	(105,888)	-	-
Put options reserve		(37,318)	(35,107)	(37,318)	(35,107)
Accumulated losses		(52,800)	(29,999)	(112,544)	(106,161)
		470,744	487,252	556,937	516,978
Non-controlling interests		187,443	194,151	-	-
Total equity		658,187	681,403	556,937	516,978

(C) Condensed interim full year statement of changes in equity

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	Put Options Reserve	Retained Profits/ (Accumulated losses)	Total	Non-controlling Interests	
At 1 October 2021	624,890	30,000	3,226	130	(105,888)	(35,107)	(29,999)	487,252	194,151	681,403
Employee share awards scheme – value of employee services	-	-	-	549	-	-	-	549	-	549
Forfeiture of share options	-	-	(1,128)	-	-	-	1,128	-	-	-
Additional capital contributions from non-controlling interests	-	-	-	-	-	-	-	-	5,075	5,075
Accretion of imputed interest – put options to non-controlling interests	-	-	-	-	-	(2,211)	-	(2,211)	-	(2,211)
Dividends declared to non-controlling interests	-	-	-	-	-	-	-	-	(14)	(14)
Transfer of borrowings to perpetual securities	-	49,132	-	-	-	-	-	49,132	-	49,132
Perpetual securities distribution for financial period	-	-	-	-	-	-	(600)	(600)	-	(600)
Total comprehensive income loss	-	-	-	-	(40,049)	-	(23,329)	(63,378)	(11,769)	(75,147)
At 30 September 2022	624,890	79,132	2,098	679	(145,937)	(37,318)	(52,800)	470,744	187,443	658,187

C) Condensed interim full year statements of changes in equity (cont'd)

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	Put Options Reserve	Retained Profits/ (Accumulated losses)	Total	Non-controlling Interests	
At 1 October 2020	624,890	30,000	3,480	20	(16,136)	(33,026)	(9,919)	599,309	194,625	793,934
Employee share awards scheme – value of employee services	-	-	-	110	-	-	-	110	-	110
Forfeiture of share options	-	-	(254)	-	-	-	254	-	-	-
Accretion of imputed interest – put options to non-controlling interests	-	-	-	-	-	(2,081)	-	(2,081)	-	(2,081)
Equity loan from non-controlling interests	-	-	-	-	-	-	-	-	17,496	17,496
Dividends declared to non-controlling interests	-	-	-	-	-	-	-	-	(8)	(8)
Effect of changes in shareholding in subsidiary corporation	-	-	-	-	-	-	(30)	(30)	30	-
Perpetual securities distribution for financial year	-	-	-	-	-	-	(600)	(600)	-	(600)
Total comprehensive loss	-	-	-	-	(89,752)	-	(19,704)	(109,456)	(17,992)	(127,448)
At 30 September 2021	624,890	30,000	3,226	130	(105,888)	(35,107)	(29,999)	487,252	194,151	681,403

C) Condensed interim full year statements of changes in equity (cont'd)

US\$'000							
The Company	Share Capital	Perpetual Securities	Share Option Reserve	Share Award Reserve	Put options Reserve	Accumulated Losses	Total Equity
At 1 October 2021	624,890	30,000	3,226	130	(35,107)	(106,161)	516,978
Employee share awards scheme – value of employee services	-	-	-	549	-	-	549
Forfeiture of share options	-	-	(1,128)	-	-	1,128	-
Accretion of imputed interest – put options to non-controlling interests	-	-	-	-	(2,211)	-	(2,211)
Transfer of borrowings to perpetual securities	-	49,132	-	-	-	-	49,132
Perpetual securities distribution for financial period	-	-	-	-	-	(600)	(600)
Total comprehensive loss	-	-	-	-	-	(6,911)	(6,911)
At 30 September 2022	624,890	79,132	2,098	679	(37,318)	(112,544)	556,937
At 1 October 2020	624,890	30,000	3,480	20	(33,026)	(95,604)	529,760
Employee share awards scheme – value of employee services	-	-	-	110	-	-	110
Forfeiture of share options	-	-	(254)	-	-	254	-
Accretion of imputed interest – put options to non-controlling interests	-	-	-	-	(2,081)	-	(2,081)
Perpetual securities distribution for financial year	-	-	-	-	-	(600)	(600)
Total comprehensive loss	-	-	-	-	-	(10,211)	(10,211)
At 30 September 2021	624,890	30,000	3,226	130	(35,107)	(106,161)	516,978

(D) Condensed interim second half year and full year consolidated statement of cash flows

	The Group			
	6-month period ended		12-month period ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Cash flows from operating activities:				
Net (loss)/profit	(11,305)	5,957	(29,342)	(15,680)
Adjustments for:				
- Income tax expense	(414)	2,315	(277)	2,832
- Depreciation of property, plant and equipment	4,910	7,464	10,307	16,268
- Amortisation of intangible assets	310	505	628	1,012
- Write-off of property, plant and equipment	26	4,971	57	5,156
- Net fair value gains on investment properties	-	(41,405)	-	(41,405)
- Fair value gains on financial liabilities at fair value through profit or loss	-	(495)	-	(495)
- Fair value loss on assets of disposal group classified as held-for-sale	-	1,512	-	1,512
- Gain on disposal of property, plant and equipment	(1,338)	(147)	(490)	(192)
- Loss on divestment of joint ventures	-	-	110	-
- Impairment loss of prepayment - crop and supply agreement	-	1,958	-	1,958
- Impairment loss of agriculture operating rights	-	3,731	-	3,731
- Fair value loss on investment properties classified as assets held for sale	4,075	-	8,913	-
- Loss on disposal of non-current assets held for sale	(157)	-	(127)	-
- Loss/(gains) from modification of lease contracts	-	4	(6)	(73)
- (Gains)/loss from derecognition of lease contracts	(14)	27	(21)	27
- Interest income on loan to joint venture	(1,945)	(1,956)	(3,874)	(3,830)
- Interest income on bank deposits	(230)	(121)	(365)	(183)
- Interest income from trade receivables under instalments and contracts with significant financing component	(69)	(82)	(134)	(82)
- Interest expenses on borrowings	9,404	9,597	17,639	19,272
- Interest expenses on lease liabilities	1,830	1,939	3,636	3,980
- Amortised interest on non-current payables	17	18	34	34
- Impairment loss of goodwill	-	756	-	756
- Employee share award expenses	484	51	549	110
- Share of losses of joint ventures	297	1,763	898	2,521
- Share of losses/(profits) of associated companies	810	819	1,005	(1,152)
- Unrealised currency translation gains	(12,028)	(12,549)	(14,211)	(8,692)
Operating cash flows before changes in working capital	(5,337)	(13,368)	(5,071)	(12,615)
Changes in working capital, net of effects from acquisition of subsidiary corporations:				
- Inventories	2,086	5,983	2,467	6,759
- Development properties	804	5,896	1,610	2,346
- Trade and other receivables	10,885	14,713	12,923	5,882
- Land development rights	7,755	1,288	8,628	(1,662)
- Trade and other payables	8,716	(13,620)	13,237	1,931
- Financial assets at fair value through profit or loss	(1,182)	2,379	(195)	1,948
Cash generated from operations	23,727	3,271	33,599	4,589
Interest received	299	203	499	264
Income tax paid	(686)	(154)	(1,159)	(659)
Net cash provided by operating activities	23,340	3,320	32,939	4,194

Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

	The Group			
	6-month period ended		12-month period ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Cash flows from investing activities:				
Additions to investment properties	(1,409)	(1,387)	(3,744)	(2,593)
Additions to property, plant and equipment	(1,999)	(232)	(3,874)	(17,873)
Additions to development properties intended for investing activities	(1,742)	(2,239)	(5,320)	(23,022)
Addition to intangible assets	(24)	-	(24)	-
Investments in associated companies	(406)	-	(406)	-
Proceeds from non-current assets held for sale	10,245	-	10,715	-
Proceeds from disposal of property, plant and equipment	1,336	1,791	3,785	3,015
Net cash provided by/(used in) investing activities	6,001	(2,067)	1,132	(40,473)
Cash flows from financing activities:				
Interest paid	(7,938)	(5,800)	(17,742)	(13,438)
Distribution to perpetual securities holder	(300)	(300)	(300)	(300)
Repayment of lease liabilities (including interest paid)	(2,326)	(994)	(4,229)	(4,265)
Equity loan from non-controlling interests	2,275	980	5,075	17,496
Repayment of loan from non-controlling interests	(1,300)	-	(1,300)	-
Proceeds from borrowings	350	876	20,595	50,272
Repayment of borrowings	(5,330)	(15,251)	(29,830)	(28,639)
Decrease/(increase) in bank deposits restricted for use	110	12,826	(140)	11,427
Net cash (used in)/provided by financing activities	(14,459)	(7,663)	(27,871)	32,553
Net increase/(decrease) in cash and cash equivalents	14,882	(6,410)	6,200	(3,726)
Cash and cash equivalents				
Beginning of financial period/year	19,064	36,453	26,939	34,712
Effect of currency translation on cash and cash equivalents	(3,102)	(3,104)	(2,295)	(4,047)
End of financial period/year	30,844	26,939	30,844	26,939

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

	The Group			
	6-months period ended		12-months period ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Cash and bank balances per statements of financial position	31,159	27,180	31,159	27,180
Add: Cash and bank balances included in assets of disposal group classified as held-for-sale	200	165	200	165
Less: Bank deposits restricted for use	(360)	(219)	(360)	(219)
Less: Bank overdraft	(155)	(187)	(155)	(187)
Cash and cash equivalents per consolidated statement of cash flows	30,844	26,939	30,844	26,939

(E) Selected notes to the condensed interim consolidated financial statements

1. Corporate information

Yoma Strategic Holdings Ltd (the “Company”) is incorporated and domiciled in Singapore with limited liability. It is listed on the Main Board of the Singapore Exchange Securities Trading Limited on 24 August 2006. These condensed interim consolidated financial statements as at and for the full year ended 30 September 2021 comprise the Company and its subsidiaries (collectively, the “Group”).

The principal activity of the Company is investment holding. The principal activities of its subsidiary corporations are real estate development, real estate investment and leasing, property management services, automotive and heavy equipment distribution, non-bank financial services, logistics and food and beverage activities.

2. Basis of preparation

The condensed interim financial statements for the six month and financial period ended 30 September 2022 have been prepared in accordance with the SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore and to be read in conjunction with the Group’s audited financial statements as at and for the period ended 30 September 2021. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the period ended 30 September 2021[1/0].

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 3.

The condensed interim financial statements are presented in United State dollar (“US\$”), which is the functional currency of the Company and all financial information have been rounded to the nearest thousand (“US\$’000”), unless otherwise indicated.

3. New and amended standards adopted by the Group

A number of amendments to the SFRS(I) Standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting these standards.

4. Use of judgements and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Although these estimates are based on management’s best knowledge or current events and actions, actual results may differ from these estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 September 2021.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about estimates, assumptions and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following notes:

(a) Revenue for sale of development properties

The Group recognises revenue for the sale of development properties by reference to the stage of completion of the properties. The stage of completion is measured by reference to the contract costs incurred to date compared to the estimated total costs (including costs to complete) of the properties.

Significant assumptions are required to estimate the total contract costs and the recoverable variation works that affect the stage of completion and the contract revenue respectively. In making these estimates, management has relied on past experience and the work of specialists.

(b) Revaluation of investment properties

The Group carries its investment properties at fair value, with changes in fair values being recognised in profit or loss. The fair values of investment properties are determined by independent real estate valuation experts using the properties' highest-and-best use approach which is generally the sales comparison approach (i.e. the basis of market value). In arriving at the valuation figure, the valuers have taken into consideration the prevailing market conditions and have made due adjustments for differences between the investment properties and comparable properties in terms of location, tenure, size, shape, design and layout, age and condition of the buildings, dates of transactions and other factors affecting their values. The most significant input into this valuation approach is selling prices. The estimates are based on local market conditions existing as at the reporting date.

Fair values of uncompleted investment properties with no available market information are determined by the independent real estate valuation experts using the depreciated replacement cost method, which involves estimating the current replacement cost of the buildings and from which deductions are made to allow for depreciation due to age, condition and functional obsolescence. The replacement cost is then added to the land value to derive the fair value. The land value is determined based on the direct comparison method with transactions of comparable plots of land within the vicinity and elsewhere. In arriving at the valuation figure, the valuation experts have taken into consideration the prevailing market conditions and have made due adjustments for differences between the investment properties and the comparable properties in terms of location, tenure, size, shape, design and layout, age and condition, dates of transactions and other factors affecting their values. The most significant inputs into this valuation approach are price per unit measurement, expected development costs and estimated developer profit margin.

(c) Estimation of net realisable value for development properties and land development rights

Development properties and land development rights are stated at the lower of cost and net realisable value. Net realisable value of completed properties and land development rights is assessed by reference to market prices of comparable completed properties and land development rights at the same or nearby locations at the reporting date less estimated direct selling expenses. Net realisable value of development properties under construction is assessed with reference to market prices as at the reporting date for similar completed properties less estimated costs to complete construction and direct selling expenses.

(d) Estimated impairment of non-financial assets

Goodwill and intangible assets with indefinite useful lives

Goodwill and intangible assets with indefinite useful lives are tested for impairment annually and whenever there is an indication that the goodwill and intangible assets with indefinite useful lives may be impaired. In performing the impairment assessment of the carrying amounts of goodwill and intangible assets with indefinite useful lives, the recoverable amounts of cash-generating units ("CGUs") in which the goodwill and intangible assets with indefinite useful lives have been attributable to, are determined using the higher of the value-in-use ("VIU") calculation and the fair value less cost to disposal. The assessment process involves significant management estimate and is based on assumptions that are affected by future market and economic conditions. It also involves the use of significant judgements such as forecasted revenue and operating expenses, sales growth rates, gross profit margin and discount rates applied to the VIU calculation.

Other non-financial assets

Intangible assets with finite useful lives, property, plant and equipment, investments in subsidiary corporations, joint ventures and associated companies and other non-financial assets are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired. In determining the recoverable value, an estimate of expected future cash flows from each asset or CGU and an appropriate discount rate is required to be made. An impairment exists when the carrying amount of an asset or CGU exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use.

(e) Critical judgement over the lease term

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised. The Group has several lease contracts that included extension and/or termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to extend and/or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise the option. After the commencement date, the Group reassesses the lease term whenever there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to extend and/or terminate (e.g. construction of significant leasehold improvements or significant customisation to the leased asset). The Group included the extension option in the lease term for the leases of the certain restaurant premises because of the economic incentive to continue the leases.

(f) Provision of the expected credit loss (“ECL”) of trade receivables, finance lease receivables and contract assets

The Group uses a provision matrix to calculate the ECL for trade receivables, finance lease receivables and contract assets. The provision rates are based on the days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Group’s historical observed default rates. The Group will calibrate the matrix to adjust historical credit loss experience with forward-looking information. At every reporting date, historical default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and the ECL is a significant estimate. The amount of the ECL is sensitive to changes in circumstances and of forecast economic conditions and may also not be representative of customer’s actual default in the future.

(g) *Fair value estimation of financial assets and liabilities at fair value through profit or loss*

Investments in unquoted shares and private investment funds classified as financial assets at fair value through profit or loss are determined using valuation techniques, primarily earnings multiples, discounted cash flows, recent transaction prices and recent comparable transactions. The models used to determine fair values are validated and periodically reviewed by management. The inputs in the earnings multiples models include observable data, such as earnings multiples of comparable companies, and unobservable data, such as forecast earnings. In discounted cash flow models, unobservable inputs are the projected cash flows and the risk premium for liquidity and credit risk that are incorporated into the discount rate. However, the discount rates used for valuing equity securities are determined based on historical equity returns for other entities operating in the same industry for which market returns are observable. Management uses models to adjust the observed equity returns to reflect the actual debt/equity financing structure of the valued equity investments. Models are calibrated by back-testing to actual results to ensure that outputs are reliable.

Share warrant deeds entered into with non-related parties (the “deeds”) which grant the non-related parties the option to purchase shares of an entity to be established in the future are classified as financial liabilities at fair value through profit or loss. The fair values of the options are determined by an independent valuer using Monte Carlo simulations which rely on the backward induction methodology by discounting the expected value of the later nodes and comparing it with the exercise value of the current node. Key assumptions used in the valuation methodology include the expected time to exercise the option, price to book multiple, purchase consideration, dividend yield and risk-free rate.

(h) *Uncertain tax positions*

The Group is subject to income taxes in the jurisdictions of Singapore and Myanmar. In determining the income tax liabilities, management is required to estimate the amount of capital allowances and the deductibility of certain expenses (“uncertain tax positions”) at each tax jurisdiction.

There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred income tax provisions in the period in which such determination is made. The Group has open tax assessments with a tax authority at the reporting date. As management believes that the tax positions are sustainable, the Group has not recognised any additional tax liability on these uncertain tax provisions.

5. Seasonal operations

The Group's businesses were not affected abnormally/significantly by seasonal or cyclical factors during the financial period ended 30 September 2022.

6. Operating segments

6.1 Business segments

Management has determined the operating segments based on reviews by the Key Management Team that are used to make strategic decisions. The Key Management Team comprises the Executive Chairman, the CEO, the CFO, the Group Financial Controller and the heads of each business unit within the operating segments that are involved in making strategic decisions.

The Key Management Team considers the business from both a geographic and business segment perspective. Geographically, management manages and monitors the business in three primary geographic areas: Singapore, Myanmar and the People's Republic of China ("PRC"). All of the Group's operating segments operate in Myanmar except for its investments segment which operates in both Myanmar and the PRC. The others segment relates to corporate services, treasury and finance functions and investment holdings in Singapore and Myanmar.

For management purposes, the Group is organised into business units based on their products and services and has seven reportable segments as follows:

- (i) Real estate development is in the business of property development and the sale of land development rights and development properties ("Yoma Land Development").
- (ii) Real estate services is in the business of property leasing in Myanmar as well as providing project management, design, estate management and golf estate operations ("Yoma Land Services"). This reportable segment has been formed by aggregating the relevant operating entities which are regarded by management to exhibit these and similar economic characteristics.
- (iii) The automotive & heavy equipment segment is in the business of supplying and selling agriculture and construction equipment, passenger and commercial vehicles and their related parts, including the provision of maintenance services ("Yoma Motors"). This reportable segment has been formed by aggregating the relevant operating entities which are regarded by management to exhibit these and similar economic characteristics.
- (iv) The food & beverages segment is in the business of operating restaurants, bottling and distributing beverages and developing transportation, distribution and logistics services ("Yoma F&B"). This reportable segment has been formed by aggregating the relevant operating entities which are regarded by management to exhibit these and similar economic characteristics.
- (v) The financial services segment is in the business of providing non-bank financing (i.e. leasing of motor vehicles and equipment under both operating and finance leases) and investing in mobile financial services ("Yoma Financial Services"). This reportable segment has been formed by aggregating the relevant operating entities which are regarded by management to exhibit these and similar economic characteristics.
- (vi) The investments segment relates to the Group's investments in the infrastructure, tourism, solar power, agriculture, IT services and other sectors in Myanmar and an investment property in the PRC.
- (vii) The others segment refers to the Group level corporate services and treasury functions.

Except as indicated above, no other operating segments have been aggregated to form the above reportable operating segments.

Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

	Myanmar					Myanmar/ PRC	Myanmar/ Singapore	Total US\$'000
	Yoma Land Development US\$'000	Yoma Land Services US\$'000	Yoma Motors US\$'000	Yoma Financial Services US\$'000	Yoma F&B US\$'000	Investments US\$'000	Others US\$'000	
6-month period ended 30.09.2022								
Revenue								
Total segment sales	13,945	4,854	5,445	2,449	14,114	1,040	-	41,847
Less: Inter-segment sales	-	(49)	-	(272)	(269)	(341)	-	(931)
Sales to external parties	13,945	4,805	5,445	2,177	13,845	699	-	40,916
Cost of sales	(8,742)	(3,094)	(4,056)	(1,622)	(8,152)	(334)	-	(26,000)
Gross profit	5,203	1,711	1,389	555	5,693	365	-	14,916
Other losses or gains	(231)	(3,728)	(995)	(1,056)	(609)	4,657	212	(1,750)
Expenses:-								
- Administrative	(3,181)	(892)	(1,585)	(979)	(6,350)	(805)	(3,264)	(17,056)
- Finance	(3,737)	(75)	(57)	(23)	(308)	(2,502)	(20)	(6,722)
Share of profits/(losses) of joint ventures	-	-	790	-	-	(1,087)	-	(297)
Share of (losses)/profits of associated companies	(810)	-	-	956	(1,067)	111	-	(810)
(Loss)/profit before income tax	(2,756)	(2,984)	(458)	(547)	(2,641)	739	(3,072)	(11,719)
Income tax credit/(expense)	1,227	(265)	41	(74)	(9)	-	(506)	414
Net (loss)/profit	(1,529)	(3,249)	(417)	(621)	(2,650)	739	(3,578)	(11,305)
Interest expense	3,640	75	57	13	308	823	6,335	11,251
Income tax (credit)/expense	(1,227)	265	(41)	74	9	-	506	(414)
Depreciation and amortisation	386	449	605	1,295	2,013	320	152	5,220
Share of (profits)/losses of joint ventures	-	-	(790)	-	-	1,087	-	297
Share of losses/(profits) of associated companies	810	-	-	(956)	1,067	(111)	-	810
Currency translation losses/(gains), net	320	(145)	475	1,881	739	110	(7,428)	(4,048)
Yoma Central Project	890	-	-	-	-	-	-	890
Core Operating EBITDA	3,290	(2,605)	(111)	1,686	1,486	2,968	(4,013)	2,701
Net (loss)/profit include:								
- Fair value gains on financial assets at fair value through profit or loss	-	-	-	-	-	923	-	923
- Impairment loss on financial assets at amortised cost	(20)	-	(547)	-	-	-	-	(567)
- Reversal of impairment loss on financial assets at amortised cost	-	11	-	94	-	-	-	105
- Fair value loss on investment properties classified as assets held for sale	-	(4,075)	-	-	-	-	-	(4,075)

Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

	Myanmar				Myanmar/ PRC	Myanmar/ Singapore	Total US\$'000	
	Yoma Land Developmen t US\$'000	Yoma Land Services US\$'000	Yoma Motors US\$'000	Yoma Financial Services US\$'000	Yoma F&B US\$'000	Investments US\$'000		Others US\$'000
6-month period ended 30.09.2021								
Revenue								
Total segment sales	15,612	8,500	6,359	3,457	9,398	915	-	44,241
Less: Inter-segment sales	-	(165)	(12)	(188)	(156)	(342)	-	(863)
Sales to external parties	15,612	8,335	6,347	3,269	9,242	573	-	43,378
Cost of sales	(12,858)	(2,498)	(5,195)	(1,742)	(6,203)	(157)	-	(28,653)
Gross profit	2,754	5,837	1,152	1,527	3,039	416	-	14,725
Other losses or gains	(198)	39,164	(1,594)	(1,236)	(4,563)	(3,232)	501	28,842
Expenses:-								-
- Administrative	(4,586)	(1,170)	(2,070)	(703)	(10,558)	(1,100)	(1,949)	(22,136)
- Finance	(2,244)	(100)	(116)	(112)	(491)	(3,841)	(3,673)	(10,577)
Share of losses of joint ventures	-	-	(577)	-	(18)	(1,168)	-	(1,763)
Share of (losses)/profits of associated companies	(977)	-	-	383	(513)	288	-	(819)
(Loss)/profit before income tax	(5,251)	43,731	(3,205)	(141)	(13,104)	(8,637)	(5,121)	8,272
Income tax expense	(412)	(259)	(108)	(998)	(7)	-	(531)	(2,315)
Net (loss)/profit	(5,663)	43,472	(3,313)	(1,139)	(13,111)	(8,637)	(5,652)	5,957
Interest expense	2,196	100	85	85	460	810	7,818	11,554
Income tax expense	412	259	108	998	7	-	531	2,315
Depreciation and amortisation	813	402	859	1,575	3,499	635	186	7,969
Share of losses of joint ventures	-	-	577	-	18	1,168	-	1,763
Share of losses/(profits) of associated companies	977	-	-	(383)	513	(288)	-	819
Currency translation (gains)/losses, net	(3,994)	(48)	1,484	646	870	1,308	(5,077)	(4,811)
Yoma Central Project	868	-	-	-	-	-	-	868
Core Operating EBITDA	(4,391)	44,185	(200)	1,782	(7,744)	(5,004)	(2,194)	26,434

Net (loss)/profit include:

- Net fair value gains on investment properties	-	38,840	-	-	-	2,565	-	41,405
- Fair value losses on financial assets at fair value through profit or loss	-	-	-	-	-	(2,163)	-	(2,163)
- Fair value gain on financial liabilities at fair value through profit or loss	-	-	-	-	-	-	495	495
- Fair value losses on assets of disposal group classified as held-for-sale	-	-	-	-	-	(1,512)	-	(1,512)
- Impairment loss of goodwill	-	-	-	-	(756)	-	-	(756)
- Impairment loss of agriculture operating rights	-	-	-	-	-	(3,731)	-	(3,731)
- Impairment loss of prepayment - crop and supply agreement	-	-	-	-	-	(1,958)	-	(1,958)
- Impairment loss on financial assets at amortised cost, net	(3,459)	-	(104)	(661)	-	-	-	(4,224)
- Write-offs for stores closure	-	-	-	-	(4,857)	-	-	(4,857)
- Cost related to the winding up of associated company	-	-	-	-	(2,975)	-	-	(2,975)

Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

	← Myanmar →					Myanmar/ PRC	Myanmar/ Singapore	Total US\$'000
	Yoma Land Development US\$'000	Yoma Land Services US\$'000	Yoma Motors US\$'000	Yoma Financial Services US\$'000	Yoma F&B US\$'000	Investments US\$'000	Others US\$'000	
12-month period ended 30.09.2022								
Revenue								
Total segment sales	26,861	9,264	11,071	5,218	24,789	1,987	-	79,190
Less: Inter-segment sales	-	(112)	-	(446)	(463)	(671)	-	(1,692)
Sales to external parties	26,861	9,152	11,071	4,772	24,326	1,316	-	77,498
Cost of sales	(18,565)	(6,133)	(8,646)	(3,289)	(14,758)	(562)	-	(51,953)
Gross profit	8,296	3,019	2,425	1,483	9,568	754	-	25,545
Other losses or gains	155	(8,293)	(1,342)	(680)	(11)	5,467	2,986	(1,718)
Expenses:-								
- Administrative	(8,578)	(1,731)	(3,106)	(1,896)	(11,809)	(1,751)	(5,601)	(34,472)
- Finance	(6,034)	(154)	(128)	(52)	(611)	(2,863)	(7,229)	(17,071)
Share of profits/(losses) of joint ventures	-	-	1,516	-	-	(2,414)	-	(898)
Share of (losses)/profits of associated companies	(972)	-	-	3,335	(1,894)	(1,474)	-	(1,005)
(Loss)/profit before income tax	(7,133)	(7,159)	(635)	2,190	(4,757)	(2,281)	(9,844)	(29,619)
Income tax credit/(expense)	933	(280)	79	67	(16)	-	(506)	277
Net (loss)/profit	(6,200)	(7,439)	(556)	2,257	(4,773)	(2,281)	(10,350)	(29,342)
Interest expense	5,888	154	115	19	611	1,549	12,973	21,309
Income tax (credit)/expense	(933)	280	(79)	(67)	16	-	506	(277)
Depreciation and amortisation	878	888	1,291	2,726	4,180	654	318	10,935
Share of (profits)/losses of joint ventures	-	-	(1,516)	-	-	2,414	-	898
Share of losses/(profits) of associated companies	972	-	-	(3,335)	1,894	1,474	-	1,005
Currency translation losses/(gains), net	816	(49)	544	1,832	431	18	(10,608)	(7,016)
Yoma Central Project	3,264	-	-	-	-	-	-	3,264
Core Operating EBITDA	4,685	(6,166)	(201)	3,432	2,359	3,828	(7,161)	776
Net (loss)/profit include:								
- Fair value losses on financial assets at fair value through profit or loss	-	-	-	-	-	(294)	-	(294)
- Impairment loss on financial assets at amortised cost	-	-	(881)	-	-	-	-	(881)
- Reversal of impairment loss on financial assets at amortised cost	846	109	-	3	-	-	-	958
- Fair value loss on investment properties classified as assets held for sale	-	(8,913)	-	-	-	-	-	(8,913)
Segment assets	659,708	222,382	22,353	75,107	39,498	109,820	20,024	1,148,892
Segment assets includes:								
- Investments in associated companies	30,849	-	-	38,006	3,074	16,267	-	88,196
- Investments in joint ventures	-	-	3,589	-	-	1,200	-	4,789
- Additions to non-current assets	2,600	3,772	509	409	2,391	-	14	9,695
Segment liabilities	191,114	18,596	6,854	3,240	13,701	35,401	221,799	490,705

Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

	Myanmar					Myanmar/ PRC	Myanmar/ Singapore	Total US\$'000
	Yoma Land Development US\$'000	Yoma Land Services US\$'000	Yoma Motors US\$'000	Yoma Financial Services US\$'000	Yoma F&B US\$'000	Investments US\$'000	Others US\$'000	
12-month period ended 30.09.2021								
Revenue								
Total segment sales	32,513	12,867	14,882	7,275	20,136	2,127	-	89,800
Less: Inter-segment sales	-	(494)	(139)	(553)	(332)	(954)	-	(2,472)
Sales to external parties	32,513	12,373	14,743	6,722	19,804	1,173	-	87,328
Cost of sales	(24,535)	(4,592)	(12,117)	(3,424)	(13,200)	(320)	-	(58,188)
Gross profit	7,978	7,781	2,626	3,298	6,604	853	-	29,140
Other losses or gains	696	39,352	(1,994)	(1,665)	(5,188)	(730)	764	31,235
Expenses:-								
- Administrative	(9,682)	(2,137)	(4,898)	(1,867)	(19,154)	(2,373)	(6,299)	(46,410)
- Finance	(4,518)	(209)	(237)	(361)	(1,081)	(5,543)	(13,495)	(25,444)
Share of profits/(losses) of joint ventures	-	-	94	-	(22)	(2,593)	-	(2,521)
Share of (losses)/profits of associated companies	(1,210)	-	-	4,338	(978)	(998)	-	1,152
(Loss)/profit before income tax	(6,736)	44,787	(4,409)	3,743	(19,819)	(11,384)	(19,030)	(12,848)
Income tax expense	(828)	(467)	(100)	(1,122)	(13)	-	(302)	(2,832)
Net (loss)/profit	(7,564)	44,320	(4,509)	2,621	(19,832)	(11,384)	(19,332)	(15,680)
Interest expense	4,374	209	163	315	1,051	1,687	15,487	23,286
Income tax expense	828	467	100	1,122	13	-	302	2,832
Depreciation and amortisation	1,633	846	1,949	3,165	8,048	1,269	370	17,280
Share of (profits)/losses of joint ventures	-	-	(94)	-	22	2,593	-	2,521
Share of losses/(profits) of associated companies	1,210	-	-	(4,338)	978	998	-	(1,152)
Currency translation (gains)/losses, net	(5,290)	102	1,841	740	1,631	1,707	(3,844)	(3,113)
Yoma Central Project	1,587	-	-	-	-	-	-	1,587
Core Operating EBITDA	(3,222)	45,944	(550)	3,625	(8,089)	(3,130)	(7,017)	27,561
Net (loss)/profit include:								
- Net fair value gains on investment properties	-	38,840	-	-	-	2,565	-	41,405
- Fair value losses on financial assets at fair value through profit or loss	-	-	-	-	-	(2,159)	-	(2,159)
- Fair value gain on financial liabilities at fair value through profit or loss	-	-	-	-	-	-	495	495
- Fair value loss on assets of disposal group classified as held-for-sale	-	-	-	-	-	(1,512)	-	(1,512)
- Impairment loss of goodwill	-	-	-	-	(756)	-	-	(756)
- Impairment loss of agriculture operating rights	-	-	-	-	-	(3,731)	-	(3,731)
- Impairment loss of prepayment - crop and supply agreement	-	-	-	-	-	(1,958)	-	(1,958)
- Impairment loss on financial assets at amortised cost, net	(3,458)	-	(104)	(1,108)	-	-	-	(4,670)
- Write-offs for stores closure	-	-	-	-	(4,857)	-	-	(4,857)
- Cost related to the winding up of associated company	-	-	-	-	(2,975)	-	-	(2,975)
Segment assets	678,002	265,017	28,913	78,114	46,870	116,260	16,225	1,229,401
Segment assets includes:								
- Investments in associated companies	31,756	-	-	36,811	4,729	17,742	-	91,038
- Investments in joint ventures	-	-	3,722	-	-	3,714	-	7,436
- Additions to non-current assets	16,172	2,600	307	3,544	1,292	2	105	24,022
Segment liabilities	180,861	18,760	7,798	4,809	16,477	36,732	282,561	547,998

6. Operating segments (Continued)

6.2. Geographical information

The Group's seven business segments operate in three main geographical areas: Singapore, Myanmar and the People's Republic of China.

- Singapore/Myanmar – the Company is headquartered in Singapore and has operations in Singapore and Myanmar. The operations in this area are principally corporate services, treasury functions and investment activities.
- Myanmar – the operations in this area are principally the development of properties and the sale of land development rights and development properties; the leasing of investment properties and the provision of project management, design services and estate management; the sale of automotive & heavy equipment products; the operation of restaurants, the bottling and distribution of beverages and the development of logistics services; the leasing of motor vehicles and equipment and mobile financial services; and investment activities.
- People's Republic of China – the operations in this area are principally the leasing of investment properties.

Revenue and non-current assets information based on the geographical location of customers and assets respectively are as follows:

	The Group					
	Revenue		Revenue		Non-current assets	
	6-month period ended		12-month period ended		12-month period ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
Singapore	-	-	-	-	94,934	98,935
Myanmar	40,524	42,997	76,708	86,609	493,580	577,167
People's Republic of China	392	381	790	719	-	-
Total	40,916	43,378	77,498	87,328	588,514	676,102

6.3 Breakdown of sales

	The Group	
	12-month period ended	
	30.09.2022	30.09.2021
	US\$'000	US\$'000
Revenue reported for the first six month for the financial period	36,582	43,950
Loss after tax before deducting non-minority interest reported for the first six month for the financial period	(18,037)	(21,637)
Revenue reported for the second six month for the financial period	40,916	43,378
(Loss)/profit after tax before deducting minority interest reported for the last six month for the financial period	(11,305)	5,957

7. Revenue

	The Group			
	6-month period ended		12-month period ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Revenue from contracts with customers	35,929	38,148	67,599	76,130
Leasing income from investment properties	2,812	1,962	5,128	4,476
Leasing income from motor vehicles	1,626	2,121	3,464	4,361
Interest income from finance leases	549	1,147	1,307	2,361
	40,916	43,378	77,498	87,328

8. Profit/(loss) before income tax

	The Group			
	6-month period ended		12-month period ended	
	30.09.20	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Significant items:-				
Amortisation of intangible assets	310	505	628	1,012
Depreciation of property, plant and equipment	4,910	7,464	10,307	16,268
Write-off of property, plant and equipment	26	4,971	57	5,156
Employee share award expenses	484	51	549	110
Fair value (gains)/losses on financial assets at fair value through profit or loss	(923)	2,163	294	2,159
Fair value gain on financial liabilities at fair value through profit or loss	-	(495)	-	(495)
Gain on disposal of property, plant and equipment	(1,338)	(147)	(490)	(192)
Net fair value gains on investment properties	-	(41,405)	-	(41,405)
Fair value loss on assets of disposal group classified as held-for-sale	-	1,512	-	1,512
Impairment loss on financial assets at amortised cost, net	462	4,224	(77)	4,670
Impairment loss of prepayment – crop and supply agreement	-	1,958	-	1,958
Impairment loss of agriculture operating rights	-	3,731	-	3,731
Impairment loss of goodwill	-	756	-	756
Fair value loss on investment properties classified as assets held for sale	4,075	-	8,913	-
Gains on disposal of non current assets held for sale	(157)	-	(127)	-
Cost related to the winding of associated company	-	2,975	-	2,975
Interest income on loan to joint venture	(1,945)	(1,956)	(3,874)	(3,830)
Interest income on bank deposits	(230)	(121)	(365)	(183)
Interest income from trade receivables under instalments and contracts with significant financing component	(69)	(82)	(134)	(82)
Interest expense on borrowings	9,404	9,597	17,639	19,272
Interest expense on leases liabilities	1,830	1,939	3,636	3,980
Currency translation (gains)/losses on borrowings, net	(5,797)	(2,062)	(6,599)	17
Currency translation losses/(gains), net	1,353	(2,749)	(813)	(3,130)

9. Related party transactions

The following transactions took place between the Group and its related parties on terms agreed between the parties during the financial period/year ended. The balances arising from the sale/purchase of goods and services are unsecured and receivable/payable within 12 months from the reporting date.

	The Group			
	6-month period ended		12-month period ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
<i>With a common controlling shareholder and entities related thereof</i>				
Sales	390	3,714	771	4,262
Purchases	1,883	1,338	2,590	2,303
Treasury transactions*	13,812	17,439	13,059	17,201
Financial guarantee to Yoma Bank [^]	561	224	622	2,072
Prepayments for supply of crops	-	68	-	187
Loan interest	-	1,237	642	2,072
Advance rental received	-	5,561	3,135	9,405
<i>With joint ventures</i>				
Sales	65	188	130	608
Purchases	134	64	163	584
Construction costs	-	218	1,000	32,557
Interest income	1,806	1,806	3,612	3,612
Other service income	-	134	424	470
<i>With associated companies</i>				
Sales	52	74	105	208
Purchases	13	49	23	76
<i>With other related party</i>				
Loan interest	-	1,237	642	2,072

* Treasury transactions refer to cash deposits placed with Yoma Bank Limited, a related party which is an entity controlled by a director who is also the controlling shareholder.

[^] Financial guarantee relates to Convenience Prosperity Company Limited ("CPCL") assuming a portion of the financial obligations of its customers under hire purchase financing arrangements offered by Yoma Bank. CPCL will be responsible for a portion of any credit losses incurred by Yoma Bank Limited when the customer defaults on its payments.

10. Income tax

	The Group			
	6-month period ended		12-month period ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Current income tax for the period/year	(359)	853	(167)	1,426
Deferred income tax	(55)	1,462	(110)	1,406
Total	(414)	2,315	(277)	2,832

Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

11. Net Asset Value

	The Group		The Company	
	30.09.2022 US\$'000	30.09.2021 US\$'000	30.09.2022 US\$'000	30.09.2021 US\$'000
Net asset attributable to the owners of the Company as at the respective balance sheet dates	470,744	487,252	556,937	516,978
Net asset attributable to owners of the Company per ordinary share based on issued share capital as at the respective balance sheet dates (US\$ cents)	21.04	21.78	24.89	23.11

12. Intangible assets

Intangible assets at the consolidated statement of financial position date are as follows:

	The Group	
	30.09.2022 US\$'000	30.09.2021 US\$'000
Composition:		
Agriculture operating rights (note a)	-	-
Golf estate operating rights	8,952	9,826
Distributor licence	723	1,034
Trademark (note b)	1,766	1,766
Goodwill (note c)	8,032	8,032
Computer software (note d)	24	-
	19,497	20,658

<u>The Group</u>	Agriculture operating rights US\$'000	Golf estate operating rights US\$'000	Distributor licence US\$'000	Trademark US\$'000	Goodwill US\$'000	Computer software US\$'000	Total US\$'000
Cost							
As at 1 October 2020	10,656	11,782	3,096	1,766	8,788	-	36,088
Currency translation differences	173	186	-	-	-	-	359
As at 30 September 2021	10,829	11,968	3,096	1,766	8,788	-	36,447
Addition	-	-	-	-	-	24	24
Currency translation differences	-	(696)	-	-	-	-	(696)
As at 30 September 2022	10,829	11,272	3,096	1,766	8,788	24	35,775
Accumulated amortisation/impairment							
As at 1 October 2020	6,561	1,792	1,750	-	-	-	10,103
Amortisation charge	381	319	312	-	-	-	1,012
Impairment loss	3,731	-	-	-	756	-	4,487
Currency translation differences	156	31	-	-	-	-	187
As at 30 September 2021	10,829	2,142	2,062	-	756	-	15,789
Amortisation charge	-	317	311	-	-	-	628
Currency translation differences	-	(139)	-	-	-	-	(139)
As at 30 September 2022	10,829	2,320	2,373	-	756	-	16,278
Net Book Value							
As at 30 September 2021	-	9,826	1,034	1,766	8,032	-	20,658
As at 30 September 2022	-	8,952	723	1,766	8,032	24	19,497

(a) Agriculture operating rights

Agriculture operating rights are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired. In the financial year ended 30 September 2021, the Group performed an impairment test and provided an impairment loss of US\$3,731,000 to fully write off the carrying amount due to the absence of revenue being generated and continuous losses in the agricultural business.

(b) Trademarks

Trademarks with a carrying amount of US\$1,766,000 relate to the “YKKO” brand of a well-known restaurant chain with a history of over 30 years and a network of over 37 outlets in Myanmar that were acquired during the financial year ended 31 March 2019. The useful lives of these trademarks are estimated to be indefinite.

The Group had carried out an assessment of the recoverable amount of the trademark based on the value-in-use calculation alongside the assessment of the recoverable amount on the goodwill from food and beverage business. Based on the assessment, the recoverable amount of the trademark exceeded the carrying amount and no impairment required.

(c) Goodwill

Goodwill acquired in a business combination is allocated, at acquisition, to the cash generating units (“CGUs”) that are expected to benefit from that business combination. The allocation is as follows:

	The Group	
	30.09.2022	30.09.2021
	US\$'000	US\$'000
Restaurant	8,032	8,032

(d) Computer software

Computer software acquired separately are measured on initial recognition at cost. Following the initial recognition, computer software are carried at cost less accumulated amortisation and any accumulated impairment losses. Computer software are amortised on a straight-line basis over its estimated economic useful lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for each computer software are reviewed at each reporting date.

13. Property, plant and equipment

During the financial period ended 30 September 2022, the Group acquired assets amounting to US\$5.93 million (30 September 2021: US\$21.43 million) and disposed of assets with net book value of US\$3.35 million (30 September 2021: US\$7.98 million). The additions arising from right-of-use-assets was US\$2.34 million (30 September 2021: US\$0.51 million).

Included in the Group’s additions of property, plant and equipment are:

- utilisation of the prior financial year’s prepayment totalling US\$3.09 million in 30 September 2021; and
- right-of-use assets with lease liabilities of US\$2.12 million (30 September 2021: US\$0.46 million).

14. Investment properties

	The Group	
	30.09.2022	30.09.2021
	US\$'000	US\$'000
Beginning of financial period/year	228,910	273,379
Movements:		
Subsequent expenditure on investment properties	3,744	2,716
Transfer to non-current assets held for sale	(19,358)	-
Net fair value losses recognised in profit or loss	-	41,405
Currency translation differences	(25,357)	(88,590)
End of financial period/year	187,939	228,910

The Group engages external independent and qualified valuation experts to determine the fair values of the Group's investment properties at the end of every financial year based on the properties' highest and best use. The fair values are determined based on the sale prices of comparable properties in close proximity and are adjusted for differences in key attributes such as location, property size and age.

At each reporting period ended, the Group will verify all major inputs to the independent valuation reports, assesses property valuation movements when compared to the prior year valuation reports, and hold discussion with the independent valuation experts to ensure reliability of the information used.

15. Borrowings

	The Group		The Company	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Amount repayable within one year or on demand				
Secured	85,884	64,055	33,353	27,443
Unsecured	10,956	26,039	3,156	18,337
Amount repayable after one year				
Secured	168,065	198,078	88,927	94,679
Unsecured	19,068	64,879	14,500	56,427
Borrowings are analysed as:				
Secured	253,949	262,133	122,280	122,122
Unsecured	30,024	90,918	17,656	74,764
	283,973	353,051	139,936	196,886

Total borrowings as at 30 September 2022 of US\$283.97 million were mainly made up of the limited recourse loan facility to the Yoma Central project, a Thai Baht Bond issued by the Company which is fully guaranteed by Credit Guarantee and Investment Facility, loans from development financial institutions, including Nederlandse Financierings-maatschappij Voor Ontwikkelingslanden N.V. and the Asian Development Bank, and loans from Myanmar and other international banks. The collateral provided for secured borrowings included the following:

- Certain investment properties, property, plant and equipment, land development rights and leasehold interests of the Group;
- The Group's interests and rights in certain subsidiary corporations, investments in associated companies and investments in joint ventures; and

- Certain current assets and bank deposits which were restricted for use in debt service reserve accounts.

The Group has secured extensions to the repayment schedules for certain loan facilities and discussions with Lenders on the covenant framework remain ongoing for certain loan facilities.

As at 30 September 2022 and the date of this announcement, there were no notifications from Lenders for any loans to be accelerated or settled on an on-demand basis.

16. Share capital

	The Group and the Company			
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
Issued and paid:			US\$'000	US\$'000
Number of ordinary shares				
At the beginning and end of the period/year	2,237,469,260	2,237,469,260	624,890	624,890

Employee Shares Option Scheme ("YSH ESOS 2012")

Pursuant to the Employees Shares Option Scheme, the Company forfeited share options comprising 5.91 million ordinary shares during the twelve-month period ended 30 September 2022 (30 September 2021: 0.90 million). As at 30 September 2022, the total outstanding share options granted under the YSH ESOS 2012 were for 7.68 million (30 September 2021: 13.59 million) ordinary shares.

Performance Share Plan ("Yoma PSP")

During the twelve-month period ended 30 September 2022, the Company granted new awards comprising 13.65 million ordinary shares to certain Directors and employees of the Group under the Yoma PSP. As at 30 September 2022, the total number of ordinary shares awarded under the Yoma PSP was 22.58 million (30 September 2021: 8.93 million).

Treasury shares

The Company did not have any treasury shares as at 30 September 2022. The Company's subsidiaries did not hold any shares in the Company as at 30 September 2022 and 30 September 2021.

Total number of issued shares

The total number of issued shares of the Company remained at 2,237,469,260 as at 30 September 2022 and 30 September 2021.

17. Perpetual securities

	<u>The Group</u>		<u>The Company</u>	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Beginning of financial period/year	30,000	30,000	30,000	30,000
Transfer of borrowings to perpetual securities	49,132	-	49,132	-
End of financial period/year	79,132	30,000	79,132	30,000

In December 2021, the Company entered into a Restructured Loan Agreement ("RLA") with VIP Infrastructure Holdings Pte Ltd ("VIP Infrastructure"). Pursuant to the RLA, the Company has assessed that it has no contractual obligations to repay the principal or to pay any distributions to VIP Infrastructure and accordingly, an amount of US\$49.13 million was reclassified from borrowings to perpetual securities in accordance with SFRS(I) 1-32 Financial Instruments: Disclosure and Presentation.

18. Categories of financial assets and financial liabilities

	The Group		The Company	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	US\$'000	US\$'000	US\$'000	US\$'000
Financial assets:-				
At amortised cost	142,194	150,799	19,357	16,094
At fair value through profit or loss	10,478	10,283	-	-
	152,672	161,082	19,357	16,094
Financial liabilities:-				
At amortised cost	429,385	493,555	149,384	206,561
Put options to non-controlling interests	37,318	35,107	37,318	35,107
At fair value through profit or loss	1,015	1,015	1,015	1,015
	467,718	529,677	187,717	242,683

19. Subsequent events

There are no known subsequent events which have led to adjustments to this set of financial statements.

(F) Other information required by Listing Rule Appendix 7.2

1. (a) Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.

The condensed interim second half year consolidated statement of financial position of Yoma Strategic Holdings Ltd. and its subsidiaries as at 30 September 2022 and the related condensed interim consolidated profit or loss and other comprehensive income, condensed interim consolidated statement of changes in equity and condensed interim consolidated statement of cash flows for the second half year ended 30 September 2022 and explanatory notes have not been audited or reviewed by the Company's Independent Auditors.

(b) Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).

Not applicable.

2. Review of performance of the Group

Statements of Comprehensive Income

Six-month period ended 30 September 2022

Despite a strong 49.8% increase in revenue at Yoma F&B, the Group's total revenue in the six-month period ended 30 September 2022 ("6M-Sept2022") decreased slightly by 5.7% to US\$40.92 million as compared to US\$43.38 million in the six-month period ended 30 September 2021 ("6M-Sept2021"). The decrease was mainly due to the decline in revenue in Yoma Land Services as a result of the change in the Group's financial year end which resulted in lower operator's fee income as compared to 6M-Sept2021. Set out below is the breakdown of revenue by business segment:

	6M-Sept2022		6M-Sept2021	
	US\$'million	As a percentage of total revenue	US\$'million	As a percentage of total revenue
Yoma Land Development	13.95	34.1%	15.61	36.5%
Yoma Land Services	4.80	11.8%	8.34	18.2%
Yoma Motors	5.45	13.3%	6.35	14.8%
Yoma Financial Services	2.18	5.3%	3.27	7.6%
Yoma F&B	13.84	33.8%	9.24	21.6%
Investments	0.70	1.7%	0.57	1.3%
Total	40.92	100.0%	43.38	100.0%

Revenue generated from the Yoma Land Development segment decreased to US\$13.95 million in 6M-Sept2022 as compared to US\$15.61 million in 6M-Sept2021. This decrease of US\$1.66 million was mainly due to no revenue being recognised in 6M-Sept2022 from Yoma Central as a result of the project's suspension as compared to US\$0.76 million recognised in 6M-Sept2021. In addition, there was lower revenue generated from StarCity in 6M-Sept2022 where City Loft and Star Villas Phase 1 were near completion with most units sold, and hence there were fewer number of sold units generating percentage of completion revenue and lower construction progress achieved on these projects during 6M-Sept2022 as compared to 6M-Sept2021. During 6M-Sept2022, the Group launched two new projects in StarCity – Star Villas Phase 2 (11 units) in April 2022 and City Villas (130 units) in August 2022. As at 30 September 2022, 10 units of Star Villas Phase 2 and 39 units of City Villas were sold. With a lower number of units launched in Star Villas Phase 2 as compared to Phase 1 (32 units) and the construction of City Villas only commencing in August 2022, the revenue recorded for these two new projects in 6M-Sept2022 was lower than that recorded for City Loft and Star Villas Phase 1 in 6M-Sept2021. As at 30 September 2022, the unrecognised revenue for units sold at StarCity amounted to approximately US\$19.95 million, and for reference 856 City Loft units have been sold or booked out of 931 units launched, 42 Star Villas units have been sold or booked out of 43 units launched and 97 City Villas units have been sold or booked out of 130 units launched. The decrease in revenue at StarCity was partially offset by an increase in revenue at Pun Hlaing Estate.

Yoma Land Services revenue comprised mainly of leasing revenue from the Group's investment properties in Myanmar, estate management fees generated at StarCity and PHE and operator fee income from Pun Hlaing Golf and Country Club. In 6M-Sept2022, real estate services revenue decreased by 42.4% to US\$4.80 million as compared to US\$8.34 million in 6M-Sept2021. This was mainly due to the lower operator fee income (which is based on a share of the profit in Hlaing River Golf and Country Club Co. Limited ("HRGCCL")) and was driven by the change in the Group's financial year end. In 6M-Sept2021, operator fee income was US\$4.66 million primarily as a result of the fair value gain recognised in HRGCCL's 6M-Sept2021 income statement. There was no fair value adjustment in HRGCCL's 6M-Sept2022 income statement as the valuation of HRGCCL's investment properties will only be carried out at the Group's next financial year end, i.e. 31 March

2023. Commercial leasing income in 6M-Sept2022 increased as compared to 6M-Sept2021 due to the rental revenue generated from the office building that was converted from the StarCity Dulwich campus. This increase was partially offset by a decline in residential leasing revenue in 6M-Sept2022 primarily as a result of reduced rental rates at StarCity and PHE and fewer serviced apartments available for leasing following the sale of certain serviced apartments within the Group's investment properties portfolio. The Group has sold 93 units of such serviced apartments that were previously held as investment properties for US\$10.49 million. The gain or loss on the sale of these investment properties were recorded in other gains or losses.

Revenue from the Group's Yoma Motors segment decreased by 14.2% to US\$5.45 million in 6M-Sept2022 as compared to US\$6.35 million in 6M-Sept2021. Revenue from New Holland tractors decreased mainly due to limited government tenders, lower demand as a result of disruptions to hire purchase financing arrangements provided by local banks to end customers and showroom closures in Upper Myanmar. This was partially offset by an increase in JCB equipment sales as a result of competitive pricing at JCB to clear inventory. Revenue from the automotive division also decreased due to supply constraints following import restrictions on automotive vehicles and spare parts.

Yoma Financial Services revenue was generated by Yoma Fleet, which is in the vehicle and equipment leasing and rental business. Revenue in 6M-Sept2022 decreased to US\$2.18 million as compared to US\$3.27 million in 6M-Sept2021. The decrease was mainly due to a drop in third-party asset under management ("AUM") and also reflected early lease terminations and contract renewals and extensions at lower rates. This was partially offset by higher demand for daily rental vehicles as domestic travel resumed. Third party AUM stood at US\$39.90 million as of 30 September 2022.

The Group recorded revenue of US\$13.84 million in its Yoma F&B segment in 6M-Sept2022, which was a strong 49.8% increase as compared to US\$9.24 million in 6M-Sept2021. The KFC and YKKO restaurants business has seen record monthly revenue as consumer demand returned combined with fewer operational disruptions and several successful marketing campaigns. The strength in consumer spending was despite both KFC and YKKO increasing prices to counter inflationary cost pressures and significant depreciation of the Myanmar kyat.

Gross profit margin of 36.5% in 6M-Sept2022 was higher than the 33.9% recorded in 6M-Sept2021. The increase was mainly due to the better margins in the Yoma Land Development segment due to the sale of land and houses at PHE which carried high margins and improved margins at StarCity due to better pricing and construction cost savings. KFC and YKKO also witnessed a lower proportion of delivery sales which added to the increase in the Group's gross profit margin in 6M-Sept2022. These were partially offset by a decrease in margins at the Yoma Financial Services segment where operating leases (which have lower gross profit margins as compared to finance leases) comprised a higher proportion of revenue in 6M-Sept2022 and lower margins in the Yoma Land Services segment as a result of the much lower operator fee income in 6M-Sept2022.

The Group recorded other losses of US\$1.75 million in 6M-Sept2022 as compared to other gains of US\$28.84 million in 6M-Sept2021. Other losses in 6M-Sept2022 comprised mainly an estimated impairment loss of US\$4.08 million on certain investment properties at StarCity in preparation for their sale. Investment properties are carried at fair value based on the properties' highest and best use. When performing the impairment test, the Group estimated the carrying value of the investment properties and took into consideration factors such as the original cost of the properties, the timing of cash inflows and the value added to StarCity's ancillary businesses due to the increase in residents. This was partially offset by other gains, such as interest income and foreign investment subsidies received from the Chinese government for the shopping mall in Dalian, China. Other gains recorded in 6M-Sept2021 comprised mainly of fair value gains on the Group's investment properties and fair value and impairment losses on the Group's other assets. Due to the change in the Group's financial year end from 30 September to 31 March, the annual fair value and impairment exercise on the Group's assets will be performed at the end of the next financial year end, i.e. 31 March 2023.

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

The Group		
US\$' million		
6-month period ended		
	30.09.2022	30.09.2021
Interest expenses on borrowings	9.42	9.61
Interest expenses on lease liabilities	1.83	1.94
Finance fee	1.27	1.09
Currency translation gain on borrowings, net	(5.80)	(2.06)
	6.72	10.58

Yoma Strategic Holdings Ltd
(Company Registration No.: 196200185E)

Interest expenses on borrowings decreased slightly in 6M-Sept2022 as compared to 6M-Sept2021 mainly due to lower average borrowings during 6M-Sept2022 that was offset by higher borrowing rates as compared to 6M-Sept2021. A currency translation gain on borrowings was recorded in 6M-Sept2022 mainly due to the strengthening of USD against THB during the period. This was partially offset by a currency translation loss recorded by the Group's subsidiary due to strengthening of USD against MMK in 6M-Sept2022.

Administrative expenses stood lower at US\$17.06 million in 6M-Sept2022 as compared to US\$22.14 million in 6M-Sept2021. Administrative expenses were mainly made up of staff costs, short-term leases of premises and the depreciation of property, plant and equipment. The decrease in administrative expenses in 6M-Sept2022 was mainly due to the absence of write-off costs amounting to US\$4.86 million that was related to permanent store closures as part of the downsizing of the restaurant platform in 6M-Sept2021.

The Group recorded a lower share of losses of joint ventures of US\$0.30 million in 6M-Sept2022 as compared to US\$1.76 million in 6M-Sept2021. The lower share of losses in 6M-Sept2022 was mainly due to better results at Mitsubishi Motors which had recorded large currency translation losses in 6M-Sept2021.

In 6M-Sept2022, the Group recognised a similar share of losses of associated companies of US\$0.81 million as compared to US\$0.82 million in 6M-Sept2021. The Group recorded a higher share of profits from Wave Money in 6M-Sept2022 as Wave Money continued to see recovery in its business since June 2021. This was offset by a higher share of losses from Seagram MM where its business was affected by additional duty tax and exports restrictions.

As a result of the above, the Group recorded a net loss attributable to equity holders of the Company of US\$8.53 million in 6M-Sept2022 as compared to a net profit attributable to equity holders of the Company of US\$0.22 million in 6M-Sept2021.

Twelve month ended 30 September 2022

The Group's total revenue for the 12-month period ended 30 September 2022 ("12M-Sept2022") decreased by 11.3% to US\$77.50 million as compared to US\$87.33 million in the previous corresponding 12-month period ended 30 September 2021 ("12M-Sept2021"). Set out below is the breakdown of revenue for 12M-Sept2022:

	12M-Sept2022		12M-Sept2021	
	US\$'million	As a percentage of total revenue	US\$'million	As a percentage of total revenue
Yoma Land Development	26.86	34.6%	32.52	37.2%
Yoma Land Services	9.15	11.8%	12.37	14.2%
Yoma Motors	11.07	14.3%	14.74	16.9%
Yoma Financial Services	4.77	6.2%	6.72	7.7%
Yoma F&B	24.33	31.4%	19.81	22.7%
Investments	1.32	1.7%	1.17	1.3%
Total	77.50	100.0%	87.33	100.0%

Revenue generated from the Yoma Land Development segment were lower at US\$26.86 million in 12M-Sept2022 as compared to US\$32.52 million in 12M-Sept2021. This was mainly due to no revenue being recognised in 12M-Sept2022 from Yoma Central as a result of the project's suspension as compared to US\$6.32 million recognised in 12M-Sept2021. Similar to 12M-Sept2021, the Yoma Land Development revenue in 12M-Sept2022 came mainly from sold units of City Loft and Star Villas in StarCity and land plot sales at PHE and remained constant at approximately US\$26 million for both 12M-Sept2022 and 12M-Sept2021. In addition, the Group also launched new projects at StarCity, i.e. StarVillas Phase 2 and City Villas, in 12M-Sept2022 where revenue on the sold units will be recognized in the coming twelve months as construction progresses. As at 30 September 2022, the Group had unrecognized revenue of US\$20.18 million for sold units under construction at both StarCity and PHE.

Yoma Land Services revenue in 12M-Sept2022 was lower at US\$9.15 million as compared to US\$12.37 million in 12M-Sept2021. This was mainly due to higher operator fee income of US\$4.78 million (which is based on a share of the profit in HRGCCCL) as a result of a fair value gain on investment properties recognised in HRGCCCL's 12M-Sept2021 income statement. There was no fair value adjustment in 12M-Sept2022 as the valuation exercise for the investment properties will only be carried out at the Group's next financial year end, i.e. 31 March 2023. Without the impact of the operator fee income, leasing revenue from the Group's investment properties in Myanmar and revenue from estate management and ancillary services generated at StarCity and PHE increased to US\$8.93 million in 12M-Sept2022 as compared to US\$7.59 million in 12M-Sept2021. This was mainly due to the increase in commercial leasing revenue generated from the office

building that was converted from the StarCity Dulwich campus. This increase was offset by the decrease in residential leasing revenue at both StarCity and PHE as a result of a reduction in rental rates as well as fewer units available for leasing following the sale of certain serviced apartments within the Group's investment properties portfolio. As mentioned in the prior section above, in 12M-Sept2022, the Group sold 100 serviced apartment units within its investment properties portfolio for US\$11.11 million, of which the net gain/loss was recognized in other gains or losses.

Revenue from the Group's Yoma Motors segment decreased 24.9% to US\$11.07 million in 12M-Sept2022 as compared to US\$14.74 million in 12M-Sept2021. Revenue in this segment continued to be affected by border closures, falling crop prices, disruptions to hire purchase financing arrangements for end customers, delays in vehicle registration and import restrictions. Revenue from New Holland tractors and JCB construction equipment was lower at US\$7.88 million in 12M-Sept2022 as compared to US\$11.19 million in 12M-Sept2021. 116 tractors were sold in 12M-Sept2022 as compared to 219 in 12M-Sept2021. Revenue generated from Volkswagen vehicles and Ducati motorbikes was also lower at US\$3.19 million for 12M-Sept2022 as compared to US\$3.55 million in 12M-Sept2021. 69 vehicles and 29 motorbikes were sold in 12M-Sept2022 as compared to 94 vehicles and 71 motorbikes in 12M-Sept2021. However, the Volkswagen vehicles were sold at higher prices due to limited supplies of new imported vehicles in the market.

Yoma Financial Services revenue was generated by Yoma Fleet Limited. In 12M-Sept2022, revenue of US\$4.77 million was recorded as compared to US\$6.72 million in 12M-Sept2021. As at 30 September 2022, the total number of vehicles under lease was 1,073 as compared to 1,315 as at 30 September 2021. The decrease in the number of leases coupled with early lease terminations and contract renewals and extensions at lower rates resulted in the decrease in revenue. This was partially offset by higher demand for daily rental vehicles. Third party AUM stood at US\$39.90 million as of 30 September 2022 as compared to US\$40.89 million as at 30 September 2021.

The Group recorded higher revenue of US\$24.33 million in its Yoma F&B segment in 12M-Sept2022 as compared to US\$19.81 million in 12M-Sept2021. The Group saw a recovery in its restaurants business during 12M-Sept2022 with the greatest improvement occurring in the last three months of the period. Stores were able to remain opened for longer hours with fewer operational disruptions as compared to 12M-Sept2021. In addition, consumer demand returned and both KFC and YKKO launched several successful marketing campaigns.

Gross profit margins in 12M-Sept2022 were 33.0% whilst they were 33.4% in 12M-Sept2021. In 12M-Sept2022, there were improvements in the gross profit margins achieved by the Yoma Land Development segment and the Yoma F&B segment as explained in the prior section above. However, these improvements were offset by the decrease in the gross profit margins recorded by the Yoma Land Service segment and the Yoma Financial Services segment, also as explained in the prior section above.

In 12M-Sept2022, the Group recorded net other losses of US\$1.72 million as compared to net other gains of US\$31.24 million in 12M-Sept2021. Other losses in 12M-Sept2022 comprised mainly an estimated impairment loss of US\$8.91 million on certain investment properties at StarCity in preparation for their sale. Investment properties are carried at fair value based on the properties' highest and best use. When performing the impairment test, the Group estimated the carrying value of the investment properties and took into consideration factors such as the original cost of the properties, the timing of cash inflows and the value added to StarCity's ancillary businesses due to the increase in residents. This was partially offset by other gains, such as currency translation gains, interest income and foreign investment subsidies received from the Chinese government for the shopping mall in Dalian, China. Other gains recorded in 12M-Sept2021 comprised mainly of fair value gains on the Group's investment properties and fair value and impairment losses on the Group's other assets. Due to the change in the Group's financial year end from 30 September to 31 March, the annual fair value and impairment exercise on the Group's assets will be performed at the end of the next financial year end, i.e. 31 March 2023.

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

The Group		
US\$' million		
12-month period ended		
30.09.2022	30.09.2021	
Interest expenses on borrowings	17.67	19.31
Interest expenses on lease liabilities and deferred trade payables	3.64	3.98
Finance fee	2.36	2.14
Currency translation (gain)/loss on borrowings, net	(6.60)	0.01
	17.07	25.44

Interest expenses on borrowings decreased in 12M-Sept2022 as compared to 12M-Sept2021 due to lower average borrowings that were partially offset by higher borrowing rates during the latter half of the period. In 12M-Sept2022, there were currency translation gains arising from the strengthening of USD against THB. These were partially offset by currency translation losses at the Group's MMK subsidiaries on their USD loans due to the depreciation of MMK.

Administrative expenses were mainly made up of staff costs, short-term leases of premises and the depreciation of property, plant and equipment. Administrative expenses reduced by 25.7% to US\$34.47 million for 12M-Sept2022 as compared to US\$46.41 million for 12M-Sept2021. This was mainly due to a reduction in employee compensation and corporate overheads combined with the absence of write-off costs related to due to permanent stores closures in the restaurants platform.

The Group recorded a lower share of losses of joint ventures of US\$0.90 million in 12M-Sept2022 as compared to US\$2.52 million in 12M-Sept2021. The improvement was mainly due to a higher share of profits at Mitsubishi Motors which had recorded large currency translation losses on USD borrowings in 12M-Sept2021.

In 12M-Sept2022, the Group recorded a share of losses of US\$1.01 million from associated companies as compared to a share of profits of US\$1.15 million in 12M-Sept2021. The share of losses was due to higher losses recorded by Memories Group which had recorded currency translation gains on its MMK borrowings in 12M-Sept2021 and Seagram MM which faced additional duty tax and export restrictions in 12M-Sept2022. Despite higher revenue, the share of profits from Wave Money in 12M-Sept2022 was also lower than that of 12M-Sept2021 due to higher marketing costs and the absence of tax credits as compared to 12M-Sept2021.

As a result of the above, the Group incurred a net loss attributable to equity holders of the Company of US\$23.33 million in 12M-Sept2022 as compared to a net loss attributable to equity holders of the Company of US\$19.70 million in 12M-Sept2021.

Review of Financial Position

Net assets attributable to equity holders of the Company decreased to US\$470.74 million as at 30 September 2022 as compared to US\$487.25 million as at 30 September 2021. Perpetual securities increased from US\$30.00 million to US\$79.13 million as at 30 September 2022 following the completion of the Restructured Loan Agreement with Ayala Corporation. This was offset by the decrease in net assets resulting from currency translation adjustments in other comprehensive income arising from the consolidation of MMK subsidiaries and the net loss of US\$23.33 million recorded in 12M-Sept2022.

Current assets increased to US\$530.83 million as at 30 September 2022 as compared to US\$520.50 million. Current assets comprised mainly development properties and trade and other receivables. The majority of development properties relates to the Yoma Central project which totaled US\$283.24 million as at 30 September 2022.

Assets of disposal group classified as held-for sale and liabilities directly associated with disposal group held-for-sale relate to the Group's investment in the retail shopping mall in Dalian, China which are held through the Group's subsidiaries, Wayville Investments Limited and Xun Xiang (Dalian) Enterprise Co., Ltd. The decrease as compared to 30 September 2021 was mainly due to a currency translation loss on the investment property.

Non-current assets decreased from US\$676.10 million as at 30 September 2021 to US\$588.51 million as at 30 September 2022. The major movements in non-current assets came from (i) a decrease in investment properties due to the transfer of certain serviced apartment units to non-current assets held for sale, most of which were subsequently sold; and (ii) a decrease in property, plant and equipment mainly from Yoma Fleet disposing its ex-fleet vehicles from terminated and expired operating leases.

Current liabilities as at 30 September 2022 were US\$209.12 million as compared to US\$190.77 million as at 30 September 2021. The increase was mainly due to the reclassification of non-current borrowings to current borrowings in accordance with their repayment schedules. Trade and other payables as at 30 September 2022 also increased due to increases in advance receipts received by the Yoma Land Development segment for properties sold.

Non-current liabilities stood at US\$281.14 million as at 30 September 2022 as compared to US\$356.72 million as at 30 September 2021. Non-current liabilities were mainly made up of borrowings and long-term lease liabilities. The reduction was mainly due to the reclassification of non-current borrowings to current borrowings and the restructuring of the shareholder loan with Ayala Corporation into perpetual securities within equity as explained in the paragraphs above.

Review of Statement of Cashflow

Cash and bank balances stood at US\$31.16 million as at 30 September 2022 as compared to US\$27.18 million as at 30 September 2021. Included in the cash and bank balances as at 30 September 2022 were bank balances amounting to US\$0.36 million (30 September 2021: US\$0.22 million) which were restricted for use in debt service reserve accounts in relation to certain loans. In 6M-Sept2022, net cashflow generated from operating activities increased significantly to US\$23.34 million as compared to US\$3.32 million in 6M-Sept2021 mainly due to the Group's continuous effort to control costs and its strategy to derive cash generating opportunities from its portfolio of assets. The Group also generated net cashflow of US\$6.00 million from its investing activities in 6M-Sept2022 as compared to net cashflow used in investing activities of US\$2.07 million in 6M-Sept2021. This was achieved through the sale of certain serviced apartment units within its investment properties portfolio that generated cashflow of US\$10.25 million and proceeds from the disposal of vehicles by Yoma Fleet. Net cashflow used in financing activities in 6M-Sept2022 was US\$14.46 million which was mainly interest payments and loan repayments and funded by cashflow generated from the Group's operating and investing activities.

In 12M-Sept2022, the Group generated net operating cashflow of US\$32.94 million (12M-Sept2020: US\$4.19 million) and net investing cashflow of US\$1.13 million (12M-Sept2021: net investing cashflow used of US\$40.47 million). The net cashflow used in financing activities in 12M-Sept2022 was US\$27.87 million in as compared to US\$32.55 million provided by financing activities in 12M-Sept2021 when the Group received the shareholder's loan from Ayala Corporation. The Group was able to generate healthy net operating and investing cashflow to fund the cash outflow for its financing activities in 12M-Sept2022 for the reasons mentioned in the paragraph above.

3. 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.

4. A commentary at the date of the announcement of the 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 month.

The Myanmar business environment has generally been more stable over the last six months, while some sectors in which the Group operates have actually seen strong growth.

The Group's real estate businesses continue to attract strong demand as the drive to invest and store wealth in hard assets remains. The level of interest at StarCity, in particular, has enhanced the Group's reputation as the premier real estate developer and has further attracted buyers towards the Group's projects. Over past year, a substantial portion of our inventory at StarCity has been sold or booked over the past 12 months, which at the date of this Announcement includes:

102 of the 111 City Villas Phase 1 launched – project of landed houses of approximately 2,500 square feet of GFA on 2,400 to 4,200 square feet of land

11 of the 11 Star Villas Phase 2 launched – project landed houses of approximately 4,000 square feet of GFA on 6,400 to 10,000 square feet of land

145 of the 150 A5 Aurora (formerly Star Residences) launched – sales of 2 to 4-bedroom apartments that were previously rented out as serviced apartments

146 of the 187 City Loft units – studio to 3-bedroom apartments

The range of product offerings at different price points allows a wider group of potential buyers to purchase properties, and the Group is on track in 2022 to record the highest number of property sales in its history. As the Group records revenues based on construction progress, there is currently approximately US\$20 million of unrecognized revenue at StarCity and PHE for sold units which is expected to be recognized in the coming 12-18 months. To continue the sales momentum and capture the market demand, the Group intends to launch additional properties for sale, including the second phase of City Villas and additional investment properties at StarCity converted for sale.

As a result of the sharp currency depreciation and the broader market environment, the Group took an impairment charge on the launched units of A5 Aurora in preparation for their sale in 12M-Sept2022. Whilst the impairment charge resulted in a loss in the Group's financial statements, the sale of these investment properties generated significant cashflow, which helped the Group to record a meaningful increase in net cash inflow. This is consistent with the Group's focus on generating cashflow, and as such, the Group expects to incur further impairment charges in preparation for additional investment properties to be sold in the coming six-month period. Despite the impairment charge on investment properties,

the sale of new development properties, such as City Villas and Star Villas, generates healthy profits, and the real estate development business is expected to continue as the main driver for the Group's operating results in the near term.

Wave Money continues to expand its services, posting growth in both revenue and digital monthly active users ("MAUs"). The Central Bank of Myanmar has recently announced additional regulatory requirements for both digital transactions and over-the-counter money transfers to enhance customer due diligence and anti-money laundering procedures. These requirements have temporarily slowed Wave Money's growth but help to strengthen the foundation that will allow mobile financial services to become the main means of money transfer and payments in Myanmar. Separately, the Group is continuing to work on the necessary regulatory approvals to finalize the acquisition of the remaining 51% stake in Wave Money from Telenor, which is expected imminently.

The Group's F&B businesses have significantly recovered from the impact of COVID-19 and the uncertain environment with revenue continuing to grow month-on-month. In fact, sales now stand higher than pre-COVID levels despite a fewer number of restaurants in the operating platform. Customer demand has remained robust despite price increases at both KFC and YKKO which demonstrates the attractiveness of the Group's product offerings. The Group has meaningfully benefited from the downsizing exercise conducted in its restaurants business in 2021 as profitability and cashflow has substantially improved.

On 21 October 2022, Myanmar was put on the Financial Action Task Force ("FATF")'s list for High-Risk Jurisdictions Subject to a Call for Action (commonly known as the FATF Blacklist). Myanmar was previously blacklisted from June 2001 to October 2006 and from October 2011 to February 2016, and was most recently on the greylist from February 2020. As a result, transactions between Myanmar entities and other international counterparts are expected to require enhanced due diligence ("EDD") procedures. It is important to note that EDD measures are not economic sanctions and FATF's recommendations are non-binding for local regulators to interpret. As the EDD procedures had been in place previously for Myanmar, the Group is not expecting any material negative impact from this FATF action.

The Group is cautiously optimistic about the business prospects for the next 6-12 months and will continue to operate with a focus on maintaining sufficient liquidity whilst reducing overall leverage levels. Notwithstanding the strong trends seen in terms of customer demand and sales, inflationary pressures and volatility of the Myanmar Kyat have the potential to pose significant challenges to our financial performance. The Group will continue to operate with a focus on cost discipline and generating positive operating cashflow with a high degree of responsiveness to the overall environment.

As the Company has changed its financial year end from 30 September to 31 March, the Company's next Announcement will cover a 6-month period from 1 October 2022 to 31 March 2023, a 12-month period from 1 April 2022 to 31 March 2023 and an 18-month period from 1 October 2021 to 31 March 2023.

5. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

In light of the uncertain operating environment and the Group's results for 12M-Sept2021, the Board has reviewed and recommended no dividend for 12M-Sept2022.

(b) Corresponding Period of the immediately Preceding Financial Year

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

None.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

6. Disclosure on Incorporation, Acquisition and Realisation of Shares pursuant to Rule 706A of the SGX-ST Listing Manual

Date	Name of Company	Relationship	Description (Incorporation /Disposal)	Paid-up share capital	Principal Activities	Place of Incorporation
20 June 2022	Atlas Digi Myanmar Limited	Subsidiary Corporation	Incorporation	MMK1,000.00	Others	Myanmar
20 June 2022	Digital Loyalty Service Myanmar Limited	Subsidiary Corporation	Incorporation	MMK1,000.00	Others	Myanmar
29 March 2022	YMP Telecom Power Inc.	Subsidiary of an Associated Corporation	Incorporation	PhP10,500,020	Others	Philippines
28 March 2022	YMP Industrial Power Inc.	Subsidiary of an Associated Corporation	Incorporation	PhP10,500,020	Others	Philippines

7. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, statement to that effect.

Name of Interested Person	Nature of relationship	Aggregate value of all interested person transactions during 12M-Sept2022 (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 12M-Sept2022 which are conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
		US\$'000	US\$'000
General Transactions			
(a) First Myanmar Investment Public Company Limited	Associates of Mr. Serge Pun, Executive Chairman	-	143
(b) Hlaing River Golf & Country Club Co., Ltd	Associates of Mr. Serge Pun, Executive Chairman	-	1,532
(c) JJ-Pun Trading Company Limited		-	140
(d) Myanmar Agri-Tech Ltd		-	41
(e) Pun Hlaing International Hospital Limited		-	165
(f) Serge Pun & Associates (Myanmar) Ltd		-	102
(g) Yoma Bank Limited		-	983
(h) Memories Group Limited		-	23
(i) SPA Assets Management Limited		-	516

<u>Treasury Transactions</u>			
(a) Yoma Bank Limited (excluding Meeyahta International Hotel Limited)	Associate of Mr. Serge Pun, Executive Chairman	-	10,657
(b) Yoma Bank Limited (comprising only Meeyahta International Hotel Limited)		-	2,402
<u>Performance Guarantee Fee Transaction</u>			
(a) Yoma Bank Limited	Associate of Mr. Serge Pun, Executive Chairman	129	-
<u>Loan Interest Expenses Transactions</u>			
(a) FMI Industrial Investment Company Limited	Associate of Mr. Serge Pun, Executive Chairman	270	-

8. 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 six-month period ended 30 September 2022 to be false or misleading in any material aspect.

9. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

The Company 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 Listing Manual of the Singapore Exchange Securities Trading Limited.

BY ORDER OF THE BOARD

Serge Pun
Executive Chairman

Melvyn Pun
Chief Executive Officer

13 November 2022