YOMA STRATEGIC HOLDINGS LTD.

Earnings Results

1H2027

Real Estate · F&B · Wave Money · Motors · Leasing

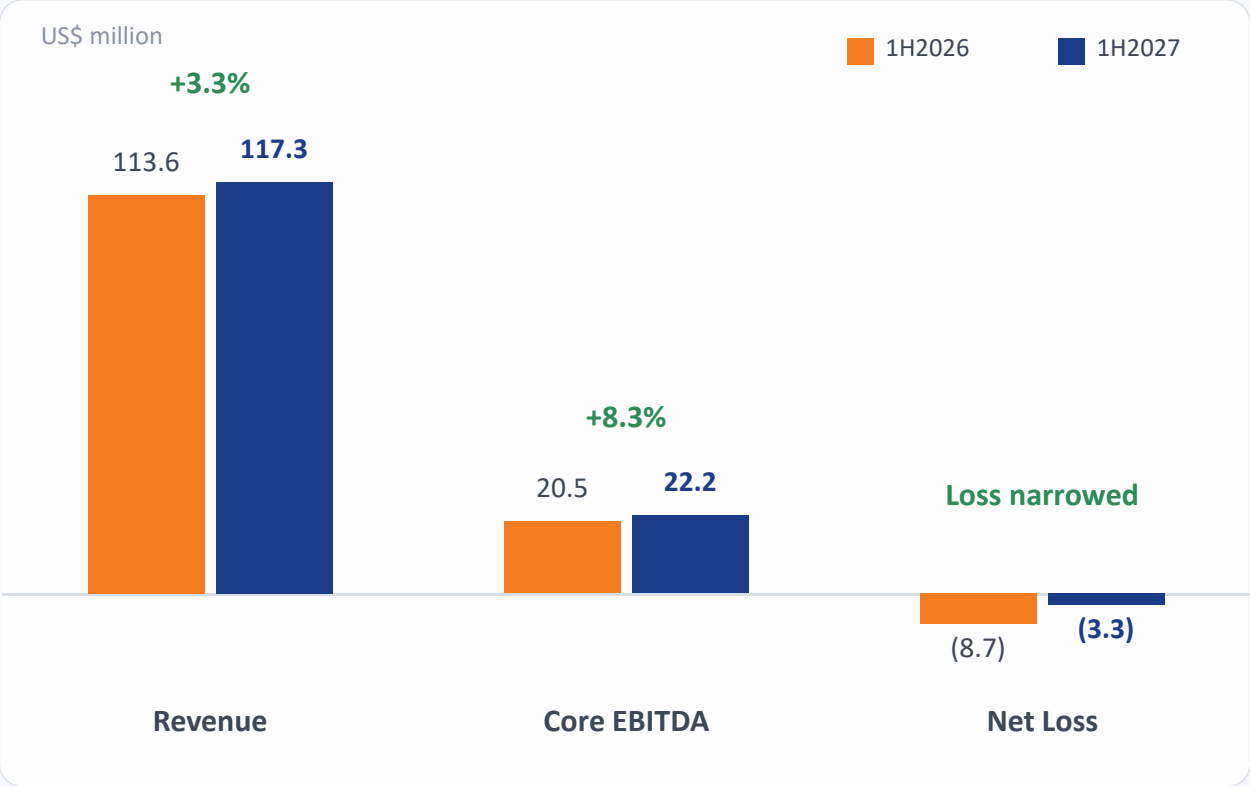
GROUP PERFORMANCE

1H2027 Key Financial Highlights

US$117.3 million
REVENUE
+3.3% Y-o-Y

US$22.2 million
CORE EBITDA
+8.3% Y-o-Y · margin 18.9% (18.1%)

US$(3.3) million
NET LOSS
Narrowed from (US$8.7 million)



Growth in Motors and F&B offset Yoma Land's project cycle

- Revenue grew 3.3%, led by Yoma Motors (+167.6%), Yoma F&B (+35.9%) and Yoma Fleet (+26.1%).
- Yoma Land declined 20.9% after the completion of Estella, ARA Phases 1 and 2, Lotus Terrace, Lotus Hills and The Ren in FY2026.

Core EBITDA up 8.3% to US$22.2 million

- Higher interest income and lower marketing and commission costs, primarily at Wave Money.
- Partly offset by higher staff costs from additional headcount to support the F&B platform and salary adjustments across the Group to address the cost of living.

Net loss after tax narrowed to US$3.3 million

- Finance costs fell US$3.0 million from currency translation gains on the THB bond.
- Other gains from the sale of investment property units.

Balance Sheet as at 30 September 2026

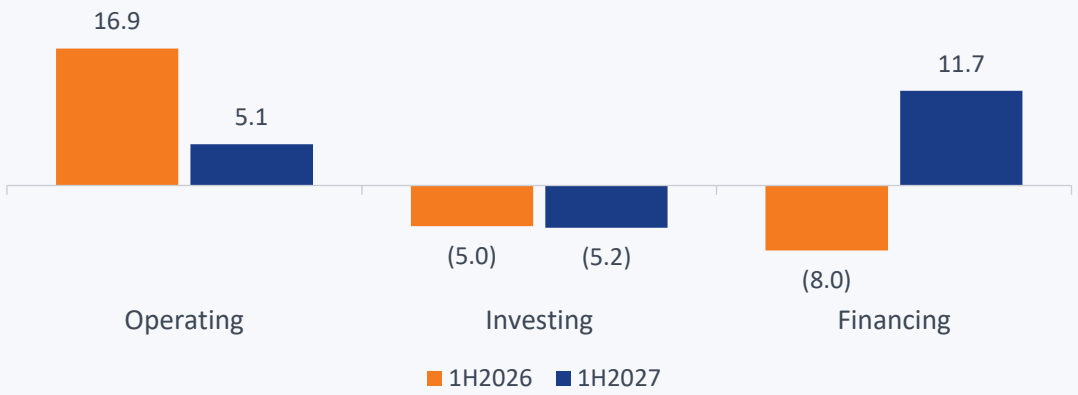
US$5.1 million
Operating cash flow 1H2026: US$16.9 million

19.2%
Net gearing 31 March 2026: 17.8%

US$58.9 million
Cash balances 31 March 2026: US$47.3 million

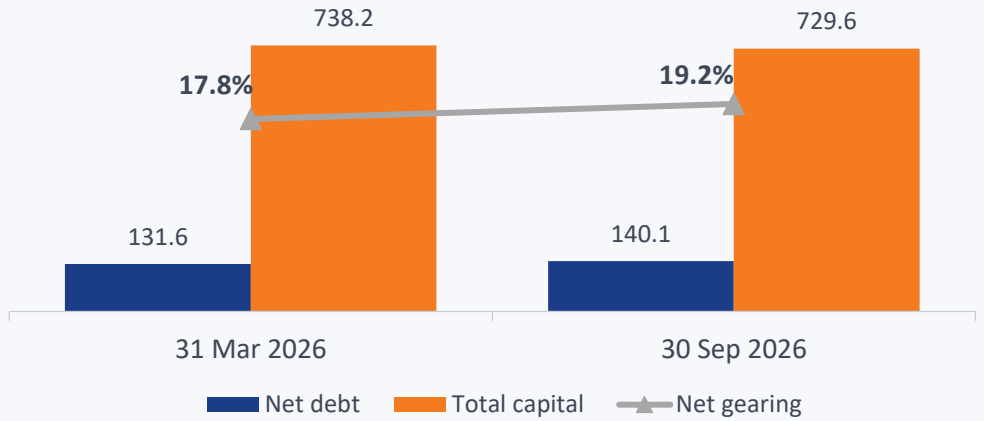
Cash flow summary

US$ million



Net gearing and capital structure

US$ million



Positive operating cash flow of US$5.1 million

- Lower than 1H2026 due to unrealised foreign exchange differences, working capital invested in new projects at Yoma Land, and higher inventories at Yoma Motors.
- Net financing inflow of US$11.7 million mainly from pre-funding the THB bond redemption.

Net gearing at 19.2%

- Gross borrowings rose to US$199.0 million (US$178.9 million as at 31 March 2026) due to pre-funding the redemption of Tranche 1 of the Thai Baht bonds due on 22 November 2026.
- Cash balances, excluding Wave Money trust deposits, rose to US$58.9 million (US$47.3 million as at 31 March 2026).

Yoma Central Restructuring: Pro Forma Financial Effects on 1H2027 Results

NTA[1] would increase from **US$288.4 million to US$503.9 million**

Net profit[2] would have improved from a loss of US$3.3 million **to a profit of US$14.1 million**

1. **One-off earnings uplift**

2. **Significant increase in NTA**
   - Reflects the increased economic interest in Yoma Central and termination of IFC/ADB put-option liability

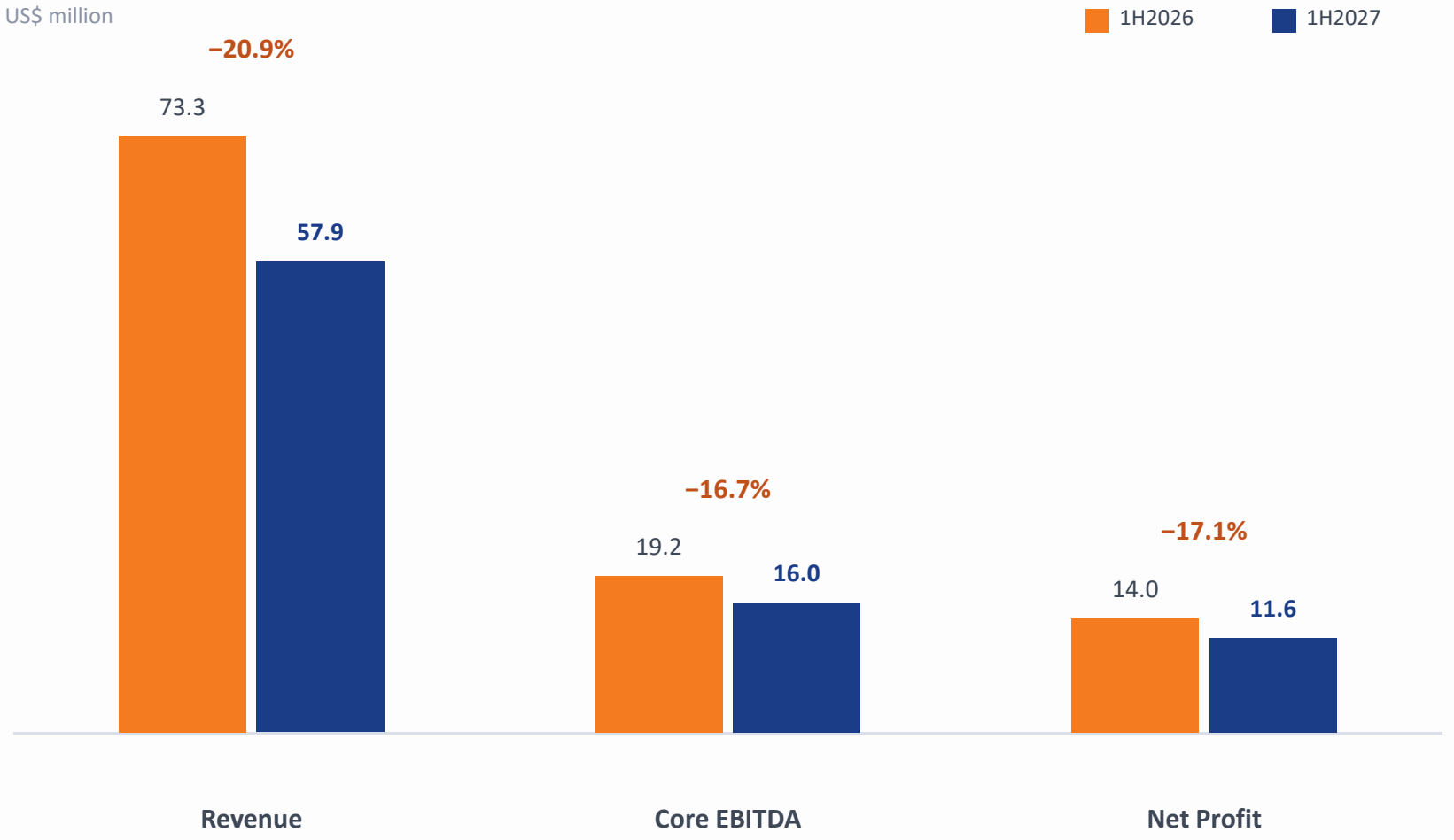
3. **Greater ownership and control**
   - Greater flexibility to advance the planned phased restart of the project
   - Enables individual components to be developed progressively in line with market demand
   - Provides flexibility to introduce strategic and financial partners for individual components over time

The pro forma financial effects are for illustrative purposes only, assuming the transaction had included in 1H2027 results. Completion is subject to regulatory approvals.

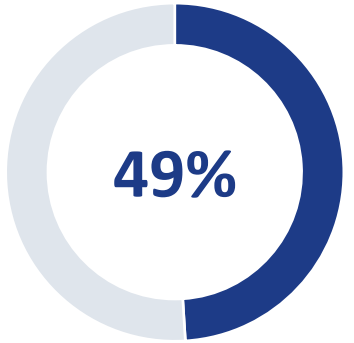
1. As at 30 September 2026.
2. For six months ended 30 September 2026.

SEGMENT PERFORMANCE

YOMA LAND



Revenue contribution



of Group revenue

Yoma Land Development

Revenue declined 23.4% to US$52.5 million

- Lower contribution from StarCity following the completion of Estella and ARA Phases 1 and 2 in FY2026.
- Partially replaced by Pun Hlaing Estate projects: Sandakuu, Wisteria and Evergreen.
- City Loft West also higher with 103 additional units sold.

Construction commenced to support revenue recognition

- Estella Cove (May 2026), ARA Phase 3 (August 2026) and Moe Ma Kha (September 2026).

Core EBITDA margin improved to 30.7% (26.3% in 1H2026)

- Close-out savings at Sandakuu and ARA Phases 1 and 2.

Unrecognised revenue

US$85.7 million

As at 30 September 2026

Booked & Sold Units — as at 30 September 2026

Project	Booked & Sold / Launched
ARA	**863** / 874
City Loft West	**894** / 936
Sandakuu	**181** / 182
Evergreen Residences	**53** / 64
Moe Ma Kha	**13** / 41
Estella Cove	**8** / 8
Wisteria	**6** / 7

New Launches

- ARA phase 3 launched in StarCity in November 2025.
- Estella Cove launched in StarCity in February 2026
- Moe Ma Kha launched at Pun Hlaing Estate in July 2026.

Yoma Land Services

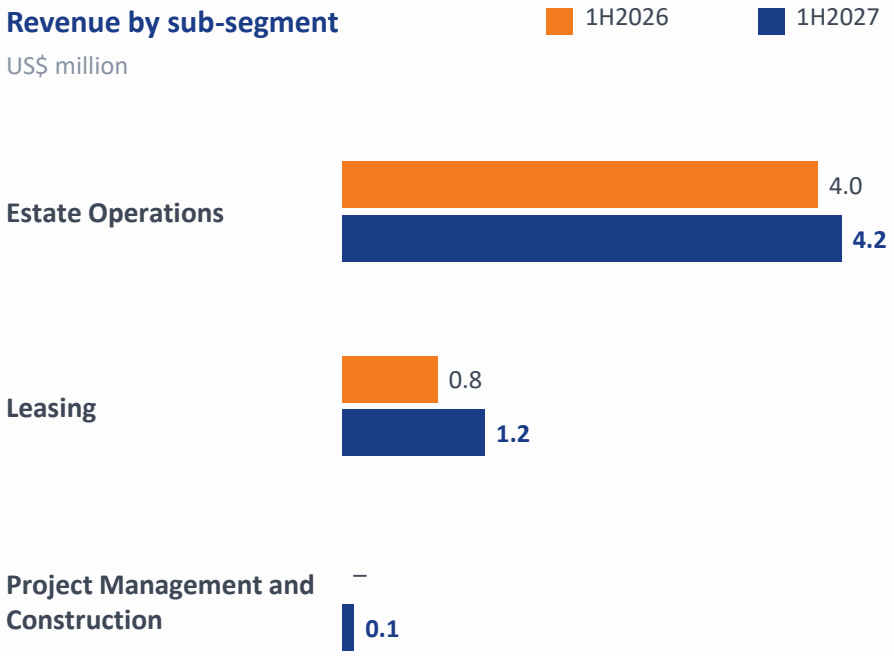
~9,500
StarCity Residents

83%
Pun Hlaing Estate Residential Occupancy

96%
StarCity Commercial Occupancy

Revenue by sub-segment

US$ million



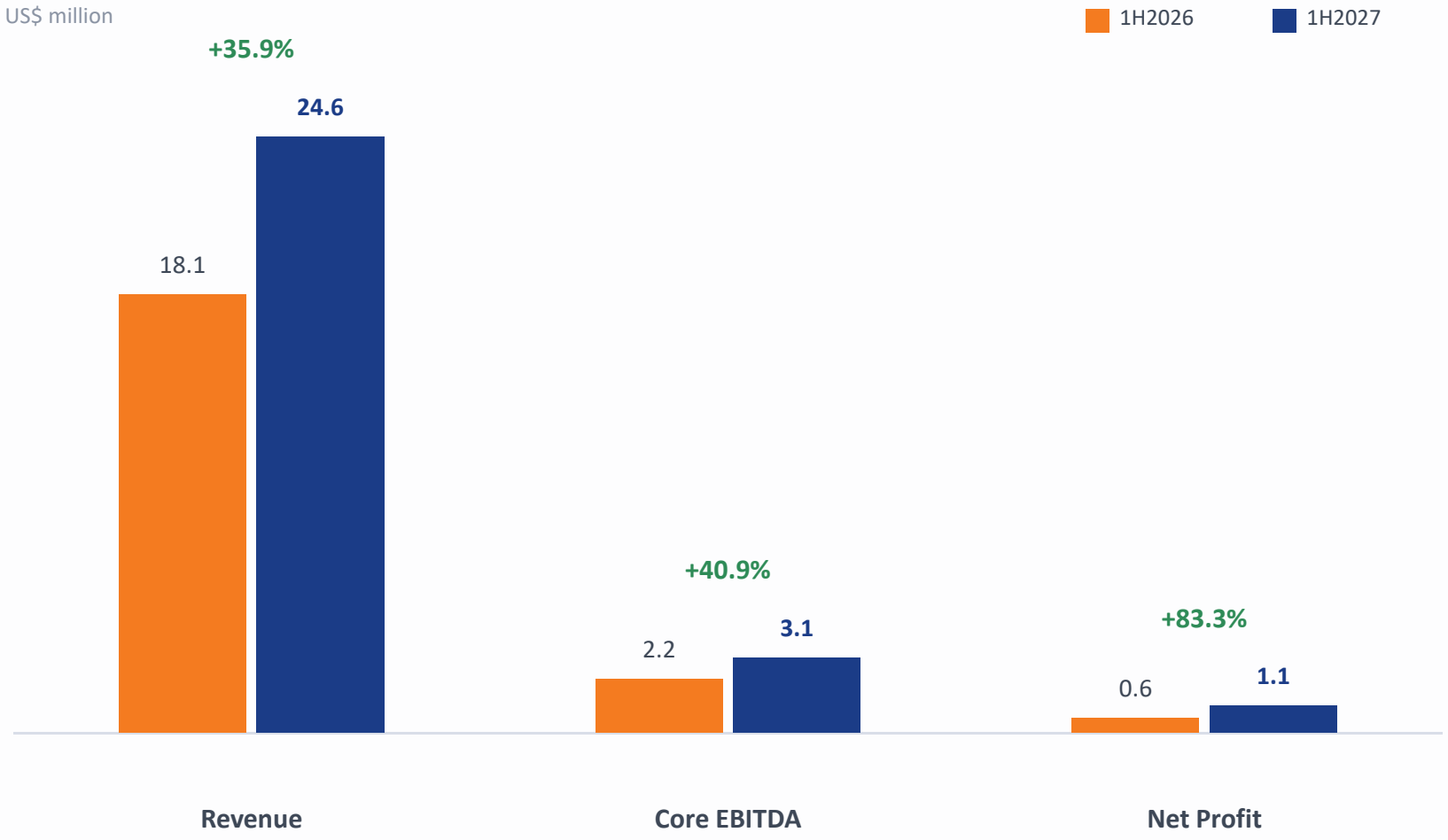
Revenue grew 14.6% to US$5.5 million

- Improved estate operations revenue with rate escalations and larger resident populations at both estates.
- Higher leasing revenue from enlarged commercial space at StarCity, stronger residential occupancy at Pun Hlaing Estate, and resales commissions from an active secondary market at StarCity.

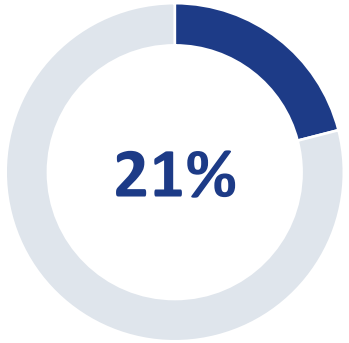
Smaller net loss

- Other gains from the sale of investment property units.
- Lower taxes Y-o-Y as CGT incurred in the previous year.
- Partially offset by higher staff costs and depreciation expense at StarCity.

YOMA F&B



Revenue contribution



of Group revenue

Yoma F&B

89	+30%	+83%
Total restaurants	Same-store sales growth	Net profit growth

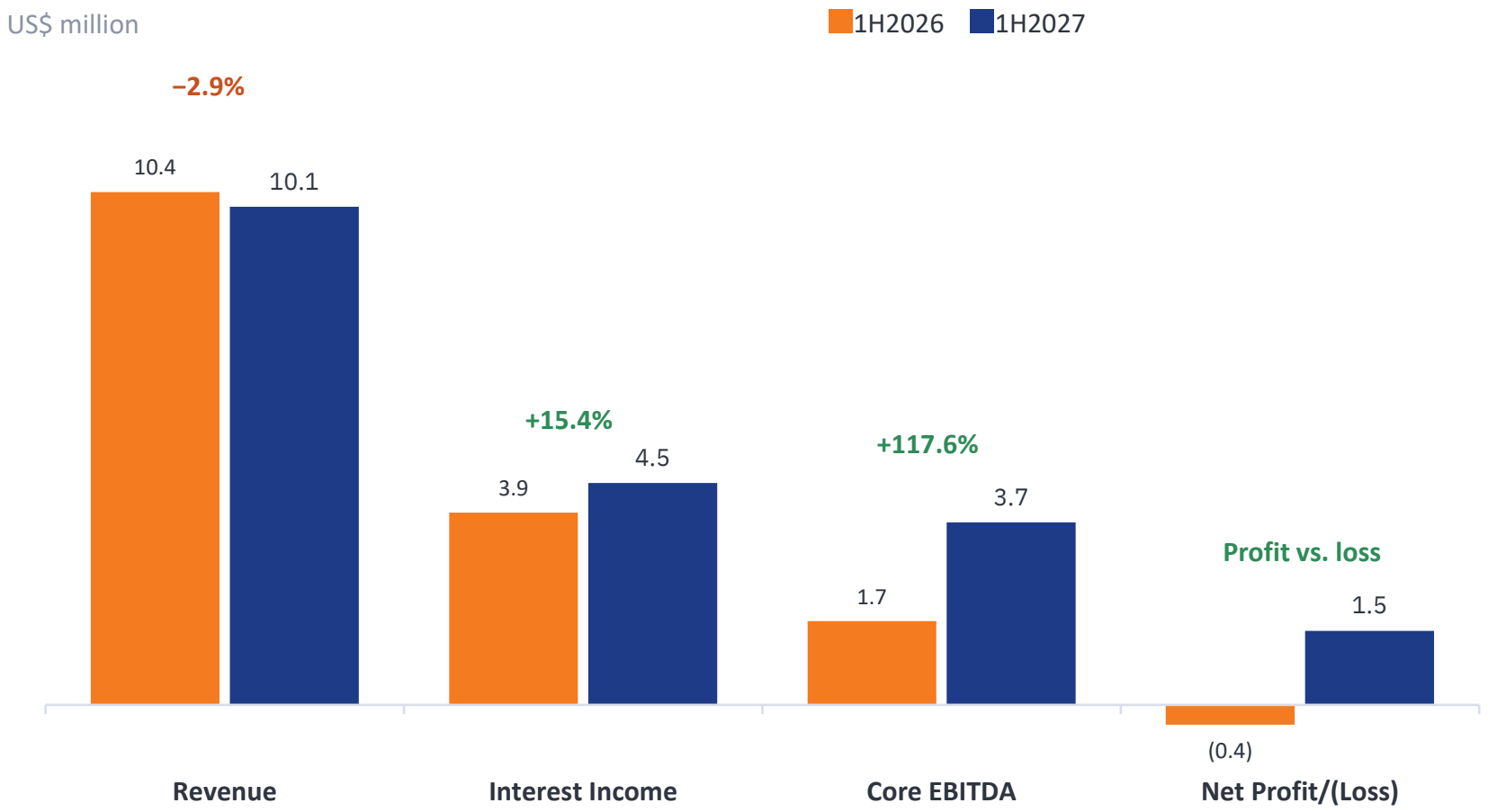
Revenue grew 35.9% to US$24.6 million

- Larger platform of 89 restaurants (41 KFCs and 45 YKKOs in Myanmar, 3 YKKOs in Thailand) vs. 79 in 1H2026.
- SSSG and SSTG of 30.0% and 13.2%, respectively, supported by strong consumer demand, successful marketing campaigns and multiple pricing adjustments.

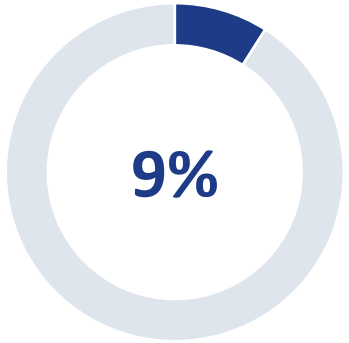
Profitability improved with Core EBITDA rising by 40.9% and profit increasing by 83.3%

- Pricing increments outpaced the rise in raw material costs.
- Operating leverage of a larger restaurant system.
- Settlement of insurance claims related to last year's earthquake.
- Partly offset by higher staff costs, royalties, utility costs and depreciation expense from the new stores.

WAVE MONEY



Revenue contribution



of Group revenue

Wave Money

+32%
Transaction volumes

+36%
Digital transactions

MMK 31 Trillion
(+36.8% from 1H2026)

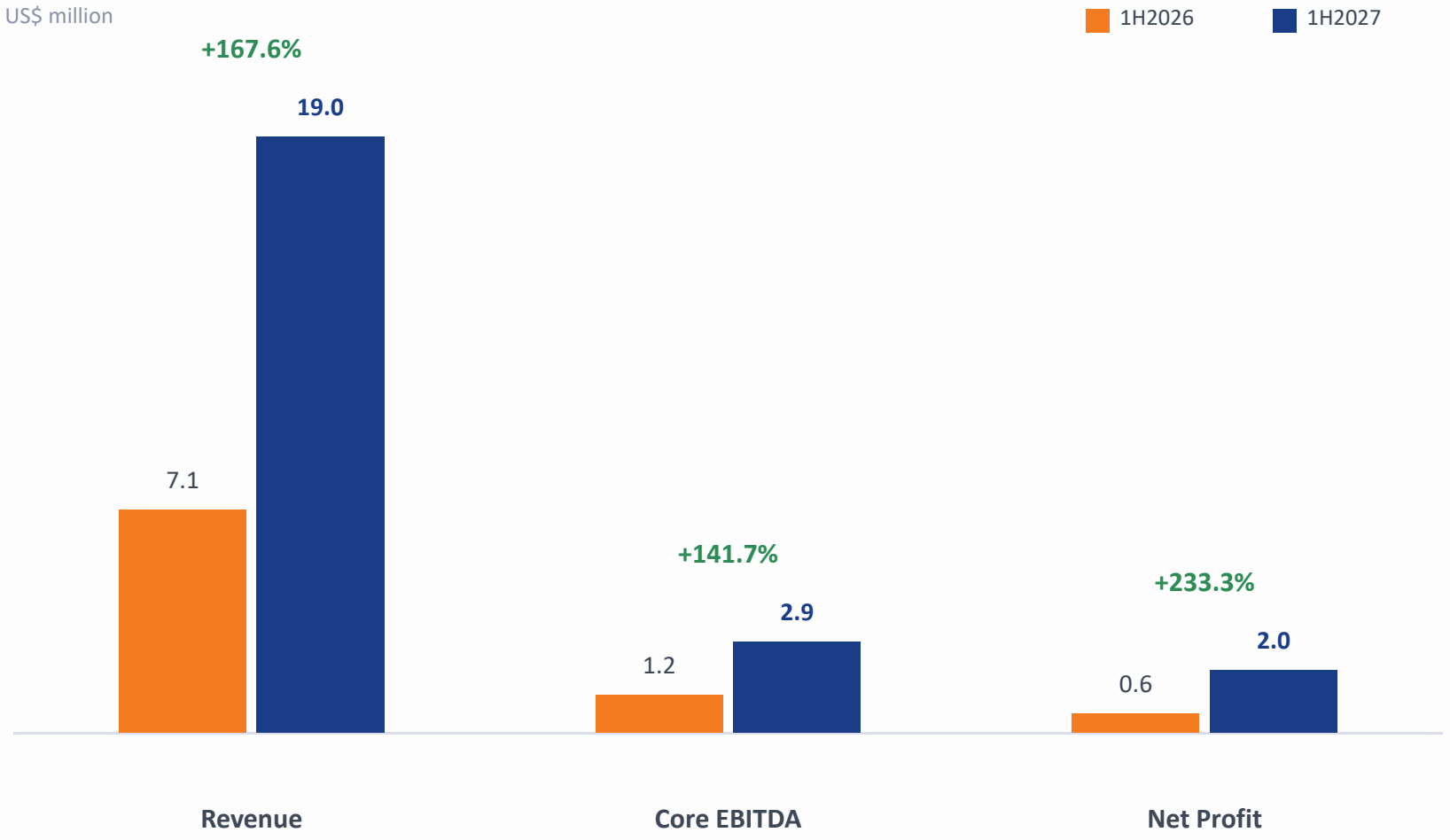
Revenue and interest income combined grew 2.1% to US$14.6 million

- Continued shift to digital, regional disruptions and macroeconomic challenges resulted in lower agent-assisted revenue.
- Higher digital activities from improved user quality, better use cases, higher transaction numbers and greater ecosystem liquidity.
- Airtime top-up revenue up 26.6% on higher customer consumption, data package pricing and telco operator bonuses.
- Higher interest income of US$4.5 million (1H2026: US$3.9 million) from the larger digital wallet.

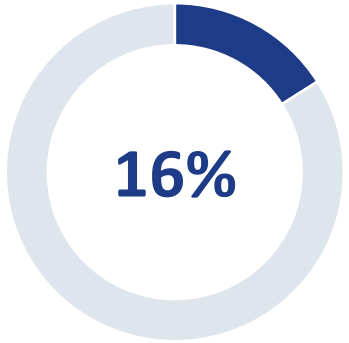
Core EBITDA more than doubled to US$3.7 million, net profitability returned

- Higher interest income on larger trust account balances combined with lower marketing and commission costs from the shift to digital.

YOMA MOTORS



Revenue contribution



of Group revenue

Yoma Motors

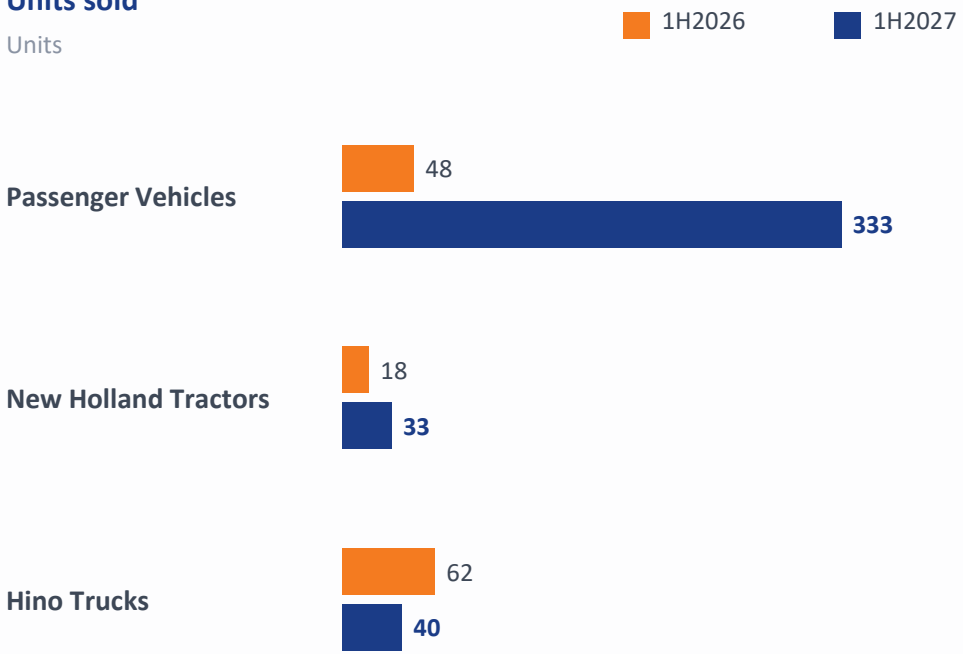
+168%
Revenue growth Y-o-Y

333
Passenger vehicles sold

33
New Holland tractors sold

Units sold

Units



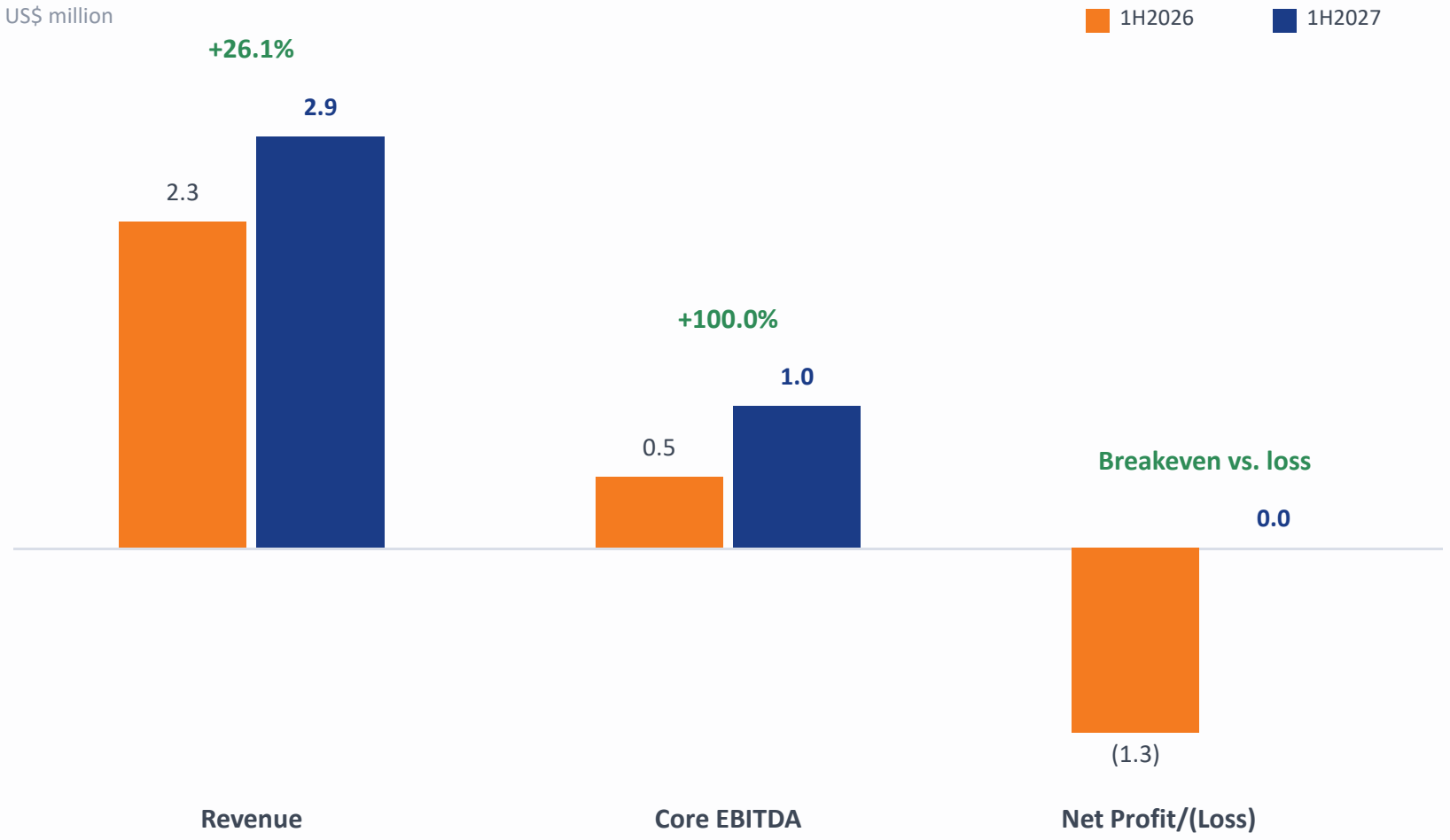
Revenue grew 167.6% to US$19.0 million

- Passenger Vehicles (+508.3%): strong demand for third-party brands with backlogged orders only partially fulfilled.
- Heavy Equipment (−6.4%): lower Hino truck sales due to supply shortages, partly offset by higher New Holland tractor sales after bank hire-purchase financing resumed.

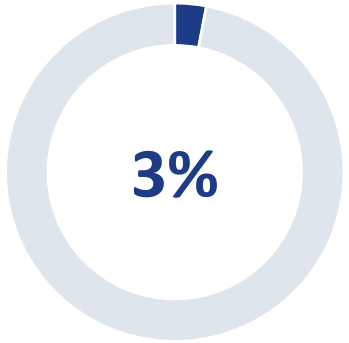
Core EBITDA grew 141.7% on higher volumes

- Gross margins narrowed to 15.3% (16.9% in 1H2026) as product and customer mix shifted at both Passenger Vehicles and Heavy Equipment.

YOMA FLEET



Revenue contribution



of Group revenue

Yoma Fleet

US$26.8 million	862	564
Third-party AUM	Vehicles	Operating lease vehicles

Revenue grew 26.1% to US$2.9 million

- Operating leases: larger, better-utilised fleet (564 vs. 504 vehicles) as corporate clients expanded their vehicles fleets, with pricing escalations on new contracts and renewals.
- Daily rentals: higher pricing, ancillary charges and strong demand for intercity travel.
- Finance leases: portfolio growth on higher-value vehicle additions.
- Yoma Plus: financed more devices with a broadened product offering.
- Larger AUM of US$26.8 million with 862 vehicles (30 Sep 2025: US$21.7 million, 815 vehicles).

Core EBITDA doubled to US$1.0 million

- Higher gains from the disposal of ex-fleet vehicles; greater portfolio churn.

Net profit after tax at breakeven

- Helped by lower depreciation expense on the operating lease and daily rental fleets.

ENQUIRIES

For Enquiries, Please Contact

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

Thank You

Earnings Results · 1H2027

YOMA STRATEGIC HOLDINGS LTD.