



ANNOUNCEMENT ON COMPLETION OF YOMA BANK LIMITED'S ACQUISITION OF 100% INTEREST IN LAND AND BUILDINGS FROM THANLYIN ESTATE DEVELOPMENT LIMITED AND STAR CITY INTERNATIONAL SCHOOL COMPANY LIMITED

1. INTRODUCTION

The board of directors (the "Board") of First Myanmar Investment Public Company Limited (the "Company" and with its subsidiaries, the "Group") wishes to announce that the Company's subsidiary, Yoma Bank Limited ("YB"), has completed the acquisition of land located in StarCity, Thanlyin, measuring approximately 226,705 square feet (the "Sale Property") which includes two 3.5-storey buildings with a total floor area of approximately 178,019 square feet (the "Buildings") from the Company's associate company, Thanlyin Estate Development Limited ("TED"), and TED's fully-owned subsidiary, Star City International School Company Limited ("SCIS") on 31 March 2023 (the "Transaction") with a purchase price of MMK 111,242 million.

TED is the developer of the StarCity project in Thanlyin, Yangon. TED has been granted leasehold rights over the land located at Star City, Thanlyin Township, Yangon, measuring approximately 897,867 square feet and the buildings, structures and any constructions erected and/or to be erected thereon (the "Land") under the land grant issued by the Department of Urban and Housing Development, Ministry of Construction of Myanmar on 20 March 2018 (the "Land Grant"). Pursuant to a lease agreement dated 10 June 2019 as amended by an addendum dated 20 December 2021 between TED and SCIS, TED agreed to sublease the leasehold interest in the Land to SCIS for a term equivalent to the entire term of the Land Grant.

YB has leased for its headquarters the Buildings located on the Land from TED (on behalf of SCIS) for a period of 10 years under a lease agreement dated 22 November 2021 (the "YB Lease"). YB was desirous in purchasing the entire leasehold interest in respect of the Sale Property in order to own its own head office building.

2. INDEPENDENT VALUATION OF THE SALE PROPERTY

Colliers International Consultancy & Valuation (Singapore) Pte Ltd (the "Independent Valuer") was jointly appointed by YB and the Company to provide an independent valuation of the Sale Property. The value of the Sale Property is based on the valuation made by the Independent Valuer as at 20 December 2022 and derived by using the depreciated replacement cost method and income method.

3. RELATED PARTY TRANSACTION

U Theim Wai @ Serge Pun ("U Theim Wai") is the executive chairman and a controlling shareholder of the Company. The Company holds approximately 66.47% interests in YB and 30% interest in TED. U Theim Wai is also a director of TED and SCIS. U Tun Tun is the executive director of the Company and a director of SCIS. U Kyi Aye is the non-executive director of the Company and the Company's representative non-executive director in TED. Both U Theim Wai @ Serge Pun, U Tun Tun and U Kyi Aye abstained from voting in relation to the Transaction. Save as disclosed above, none of the Company's directors and substantial shareholders (other than in their respective capacities as a director and/or shareholder of the Company) has any interest, direct or indirect in the Transaction.

4. FINANCIAL EFFECTS

As the value of the Transaction is within the Material Threshold in accordance with the Company's Corporate Governance Policy Manual, there is no significant financial impact to the Group's financial position.

	MMK 'million
Group's Total Consolidated Asset Value as at 30 September, 2022	3,728,179
5% Materiality Threshold	186,409
Transaction Value	<u>111,242</u>
less The Company's interest in TED	(33,373)
Related Party Transaction Value	<u>77,869</u>
Percentage to Group's Total Consolidated Asset Value	<u>2.09%</u>

5. STATEMENT BY THE AUDIT AND RISK MANAGEMENT COMMITTEE

Having considered: (a) the terms of and rationale for the Transaction; (ii) that the Independent Valuer has estimated that the market value of the Sale Property; and (iii) that the approach used by the Independent Valuer in arriving at its opinion is consistent with market standards, the Audit and Risk Management Committee of the Company is of the view that the Transaction is on normal commercial terms and is not prejudicial to the interests of the Company and its minority shareholders.

By Order of the Board

Tun Tun
Executive Director
31 March 2023

First Myanmar Investment Public Company Limited
YSX Code 00001
The Campus
1 Office Park, Rain Tree Drive
Pun Hlaing Estate, Hlaing Thayar Township,
Yangon 11401, Myanmar
Tel: (01) 3687766
www.fmi.com.mm