

---

## **ANNOUNCEMENT OF JOINT VENTURE BY THE COMPANY'S ASSOCIATE COMPANIES TO DEVELOP THE ESTELLA DEVELOPMENT PROJECT IN STARCITY ESTATE**

---

### **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 the incorporation of a joint venture company, YL Development (Star City) Company Limited (the “**JV Company**”), by two of the Company’s associate companies, Thanlyin Estate Development Limited (“**TED**”) and Pun Hlaing Links Services Company Limited (“**PHL**”), to develop the first mass market landed terraced housing project in StarCity estate known as Project Estella (the “**Project**”).

### **2. INFORMATION ON THE PROJECT**

**2.1** The site consists of 46.88 acres of land located in Thanlyin Township (the “**Project Land**”). The Project will consist of a total of approximately 1,050 houses and the development will be undertaken in 5 phases which may be further adjusted subject to market demand.

**2.2** Construction for phase 1 is expected to commence in October 2023. Each phase, which may overlap with the construction of preceding phases, will take approximately 12 months for completion with the last phase expected to be completed by May 2025, subject to receipt of the requisite approvals from the relevant authorities.

### **3. INFORMATION ON THE JV COMPANY**

**3.1** TED and PHL hold 80% and 20% of the shares in the JV Company respectively. The Company holds 30% and Yoma Development Group Limited (“**YDG**”) holds 70% of the shares in TED. The Company holds 30% and Yangon Land Company Limited (“**YLC**”) holds 70% of the shares in PHL.

**3.2** PHL would contribute the rights in respect of the Project Land and land development costs which is valued at MMK 195 billion and TED’s contribution into the JV Company relates to development and construction costs of the Project and the pro rata amount is currently estimated to be up to MMK 248 billion.

**3.3** Any further costs will be borne by the shareholders of the JV Company in accordance with their respective shareholding interest. The JV Company would be responsible for the development, sales and marketing of the houses of the Project.

### **4. RELATED PARTY TRANSACTION**

**4.1** U Theim Wai @ Serge Pun, the executive chairman and controlling shareholder of the Company, is a director and shareholder of YLC. He is also a director of PHL and YDG.

**4.2** U Tun Tun, an executive director of the Company, is a director and shareholder of YLC. He is also a director of PHL.

**4.3** Mr. Jaime Alfonso Antonio Eder Zobel De Ayala, a non-executive director of the Company, is a director of YDG.

**4.4** 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 above transaction.

## **5. 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 31 March 2023	4,186,261
5% Materiality Threshold	209,313
Related Party Transaction Value	132,850
Percentage to Group's Total Consolidated Asset Value	3%

## **6. STATEMENT BY THE AUDIT AND RISK MANAGEMENT COMMITTEE**

Having considered the terms of and rationale for the above transaction, the Audit and Risk Management Committee of the Company is of the view that the above 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  
6 October 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](http://www.fmi.com.mm)