



UNI-ASIA GROUP LIMITED

1Q2020 Corporate Updates

DISCLAIMER

This presentation may contain forward-looking statements which can be identified by the context of the statement and generally arise when the Company is discussing its beliefs, estimates or expectations. Such statements may include comments on industry, business or market trends, projections, forecasts, and plans and objectives of management for future operations and operating and financial performance, as well as any related assumptions. Readers of this presentation should understand that these statements are not historical facts or guarantees of future performance but instead represent only the Company's belief at the time the statements were made regarding future events, which are subject to significant risks, uncertainties and other factors, many of which are outside of the Company's control. Actual results and outcomes may differ materially from what is expressed or implied in such forward-looking statements. The Company cautions readers not to place undue reliance on any forward-looking statements included in this presentation, which speak only as of the date made; and should any of the events anticipated by the forward-looking statements transpire or occur, the Company makes no assurances on what benefits, if any, the Company will derive therefrom.

For further information, contact:

Mr Lim Kai Ching

Tel: (65) 6438 1800

TABLE OF CONTENTS

- 
- **Business Updates**
 - **Financial Highlights**



Business Updates

SHIPPING BUSINESS

Modification to Shipping Business Sub-segments:

Previous:

Uni-Asia Shipping

8 wholly-owned vessels
(including 1 leased vessel)

Maritime Asset Management

11 joint-investment vessels
3 wholly-owned vessels

Modification:

Sub-segment name change

Ship Owning and Chartering

8 wholly-owned vessels
(including 1 leased vessel)

3 wholly-owned vessels

Maritime Asset Management

11 joint-investment vessels
3 wholly-owned vessels

Moved

New:

Ship Owning and Chartering

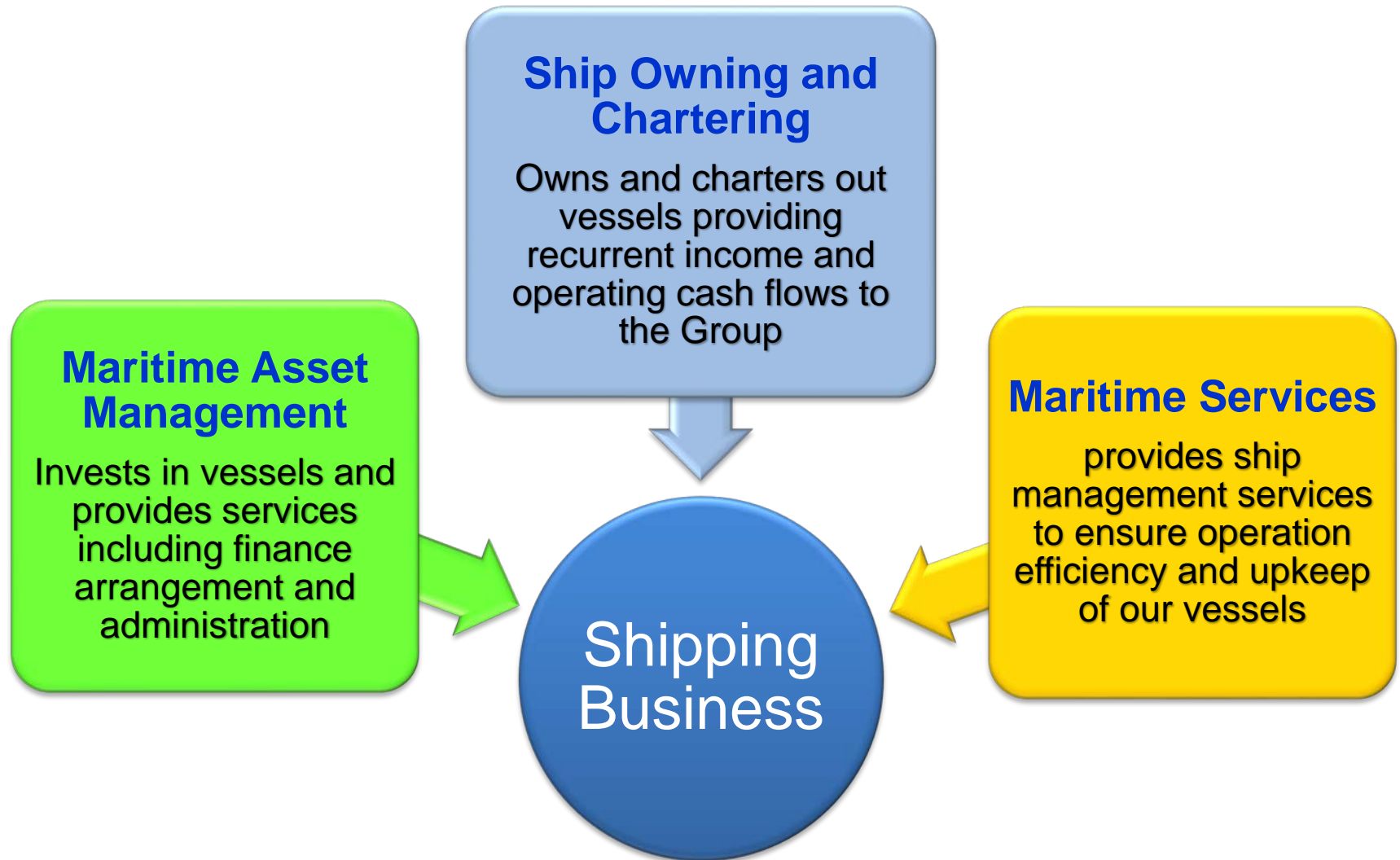
11 wholly-owned vessels
(including 1 leased vessel)

Maritime Asset Management

11 joint-investment vessels

SHIPPING BUSINESS

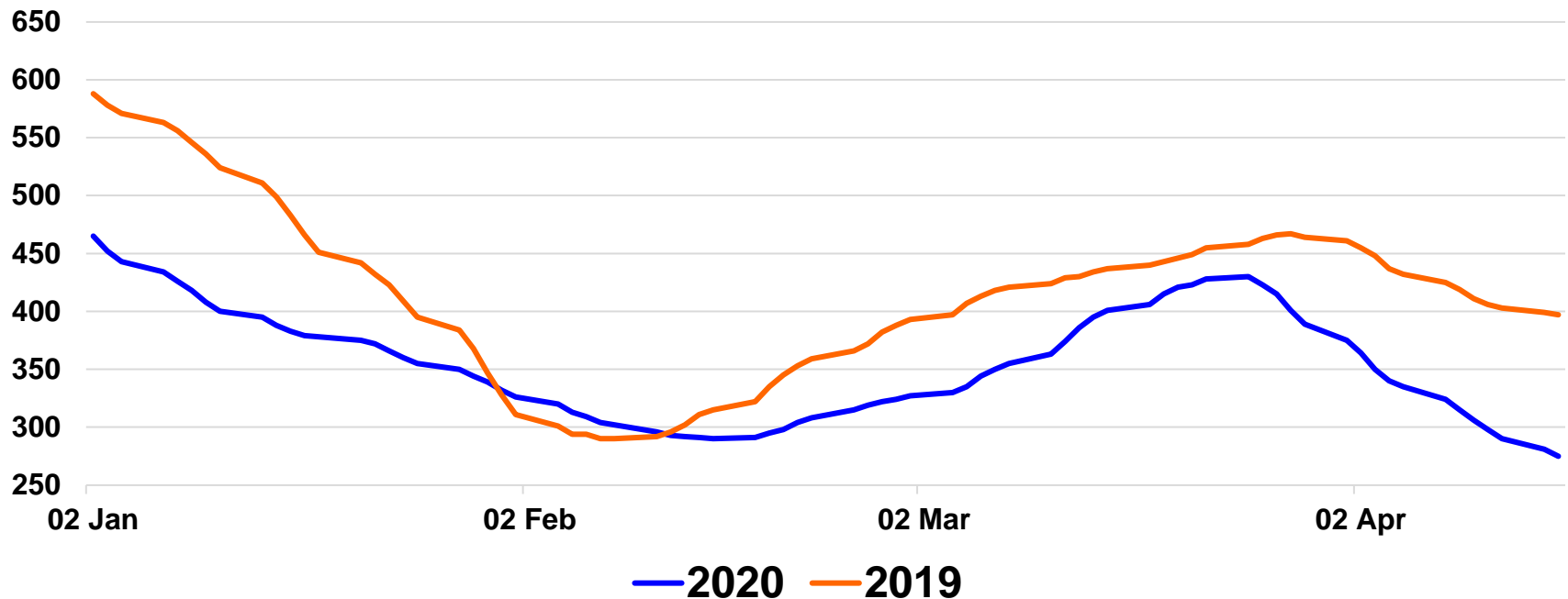
The Group provides comprehensive solutions to ship investments



COVID-19 IMPACT ON SHIPPING BUSINESS

The Covid-19 pandemic has significantly impacted seaborne dry bulk trade. The outbreak which started in China (accounting for nearly 35% of global trade) had spread globally and became a pandemic. Slower cargo demand and transport/supply-chain disruption resulted in the Baltic Handysize Index (“BHSI”) being worse in 1Q2020 than 1Q2019.

BHSI Index – 1Q2020 vs 1Q2019



From: Bloomberg

SHIP OWNING AND CHARTERING

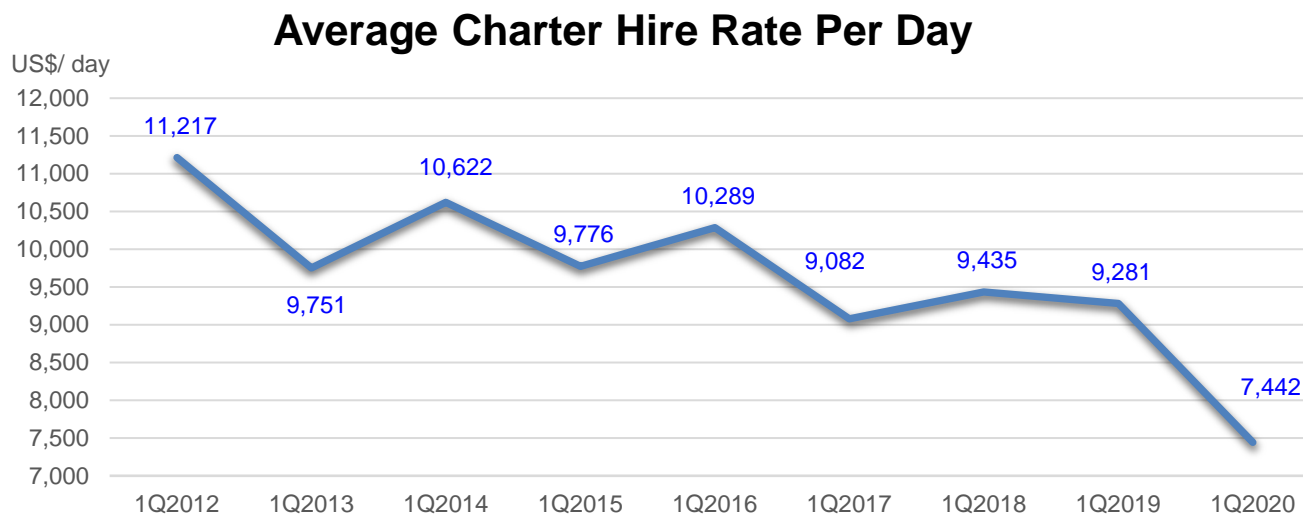
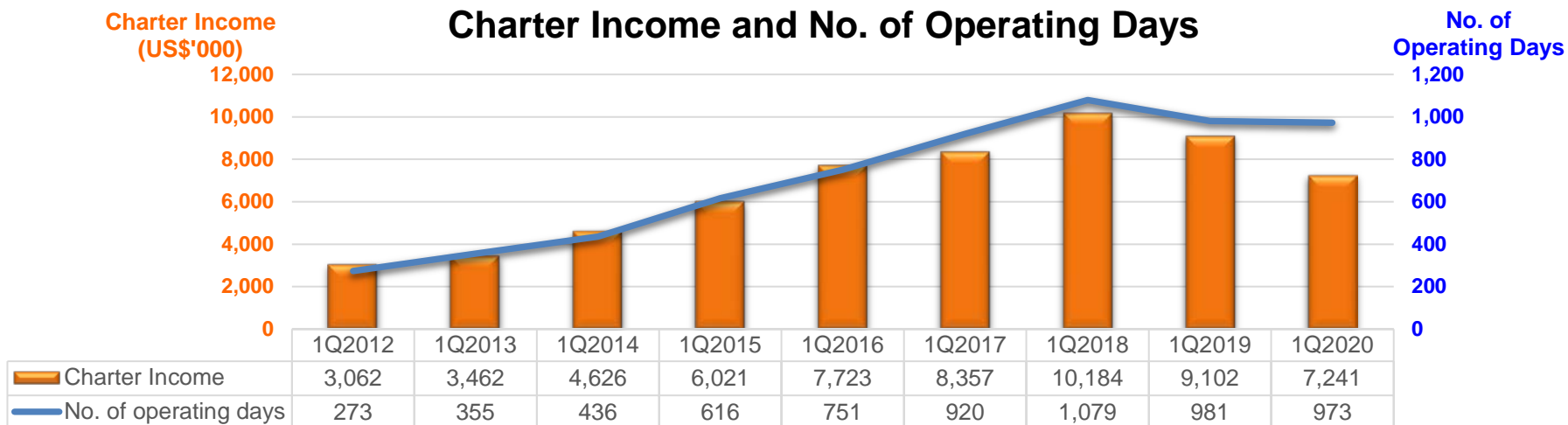
Wholly-Owned Vessels Portfolio

	Name of Subsidiary	Type	Capacity	Year of Built	Shipyard
1	Florida Containership S.A.	Containership	3,500 TEU	2007	Hyundai Mipo
2	Joule Asset Management (Pte.) Limited	Bulker	29,078 DWT	2012	Y-Nakanishi
3	Fulgida Bulkship S.A.	Bulker	29,256 DWT	2009	Y-Nakanishi
4	Karat Bulkship S.A. ⁽¹⁾	Bulker	28,709 DWT	2007	Shin-Kurushima
5	Hope Bulkship S.A.	Bulker	29,100 DWT	2011	Y-Nakanishi
6	Imperial Bulkship S.A.	Bulker	29,118 DWT	2012	Y-Nakanishi
7	Jade Bulkship S.A.	Bulker	37,094 DWT	2013	Onomichi
8	Jubilee Bulkship S.A.	Bulker	37,649 DWT	2014	Imabari
9	Regina Bulkship S.A.	Bulker	37,706 DWT	2015	Imabari
10	Mable Bulkship S.A.	Bulker	37,679 DWT	2015	Imabari
11	Nora Bulkship S.A.	Bulker	37,700 DWT	2016	Imabari

⁽¹⁾ Bareboat vessel

SHIP OWNING AND CHARTERING

Charter Information for Wholly-Owned Vessels Portfolio



Note: commercial management vessel and freight (voyage charter) income are excluded.

MARITIME ASSET MANAGEMENT

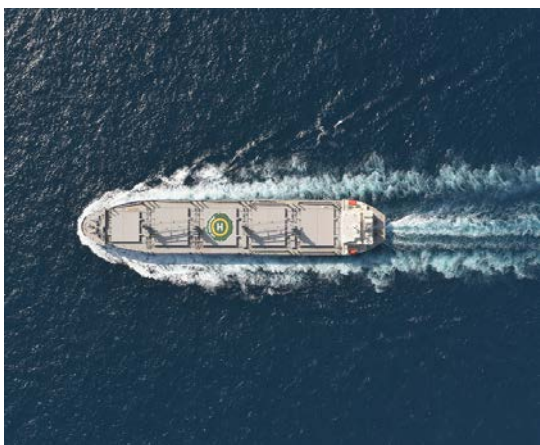
Maritime Asset Management Department (“MAMD”) manages a portfolio of joint-investment ship investments and provides structured finance solutions services to clients.

Joint Investment Portfolio

	Name of Joint Investment Company	Ownership Percentage	Type	Capacity	Year of Built	Shipyard
1	Fortuna Containership S.A.	50%	Containership	3,500 TEU	2007	Hyundai Mipo
2	Prosperity Containership S.A.	50%	Containership	4,300 TEU	2007	Hyundai Mipo
3	Rich Containership S.A.	50%	Containership	4,300 TEU	2007	Hyundai Mipo
4	Matin Shipping Ltd.	49%	Bulker	38,278 DWT	2011	Imabari
5	Olive Bulkship S.A.	18%	Bulker	57,836 DWT	2015	Tsuneishi
6	Polaris Bulkship S.A.	18%	Bulker	57,836 DWT	2015	Tsuneishi
7	Quest Bulkship S.A.	18%	Bulker	37,700 DWT	2016	Imabari
8	Stella Bulkship S.A.	18%	Bulker	37,700 DWT	2018	Imabari
9	Tiara Bulkship S.A.	18%	Bulker	37,700 DWT	2020	Imabari
10	Unicorn Bulkship S.A.	18%	Bulker	36,300 DWT	2018	Oshima
11	Victoria Bulkship S.A.	18%	Bulker	36,300 DWT	2018	Oshima

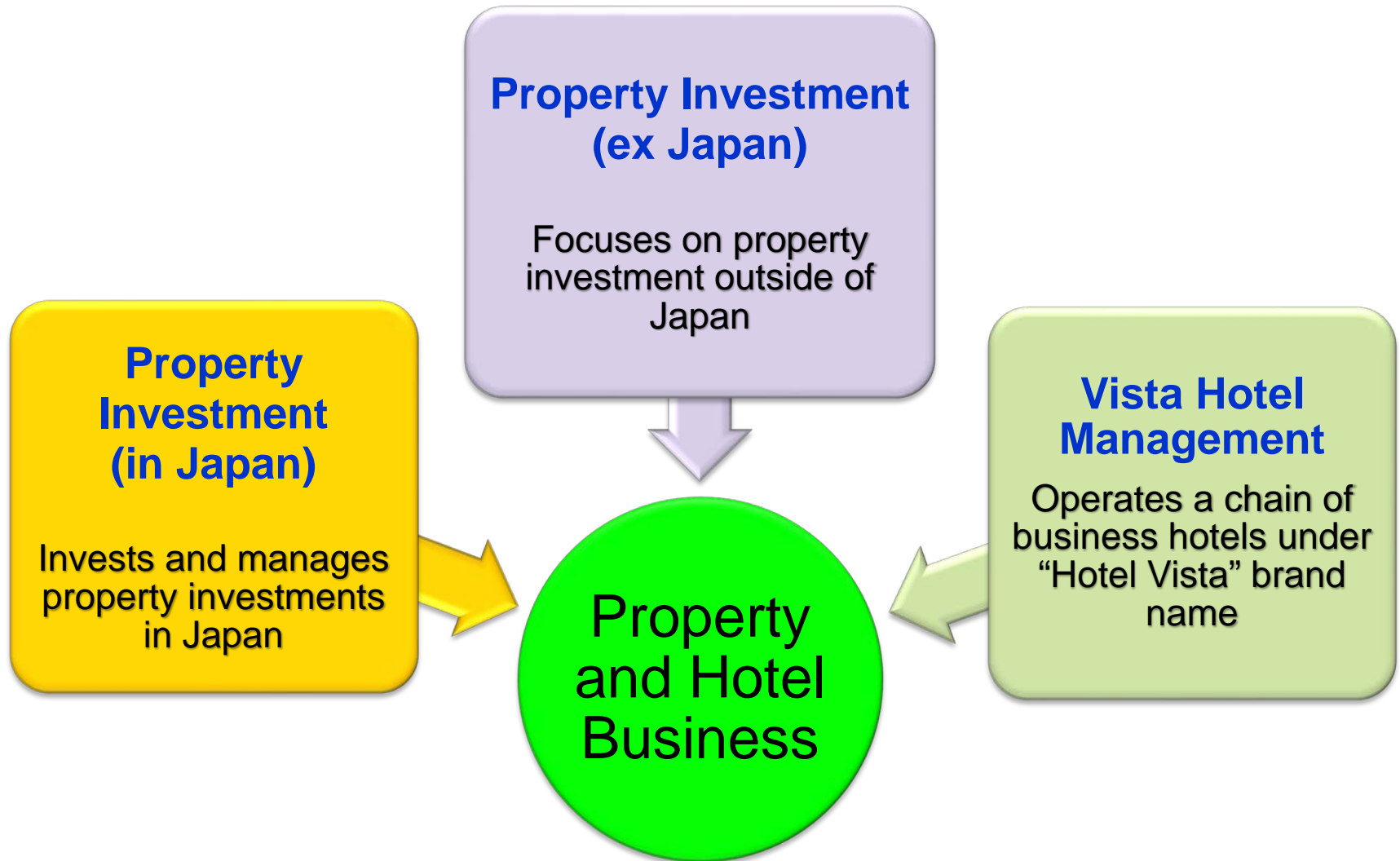
MARITIME SERVICES

- The Group's Maritime Services arm includes the following subsidiaries:
 - Uni Ships and Management Limited
 - Wealth Ocean Ship Management (Shanghai) Co., Ltd
- Services provided include commercial / technical management of ships and ship related brokerage services for chartering as well as sale and purchase of ships.



PROPERTY AND HOTEL BUSINESS

Under Property and Hotels business segment, there are three sub-segments:



PROPERTY INVESTMENT EX JAPAN

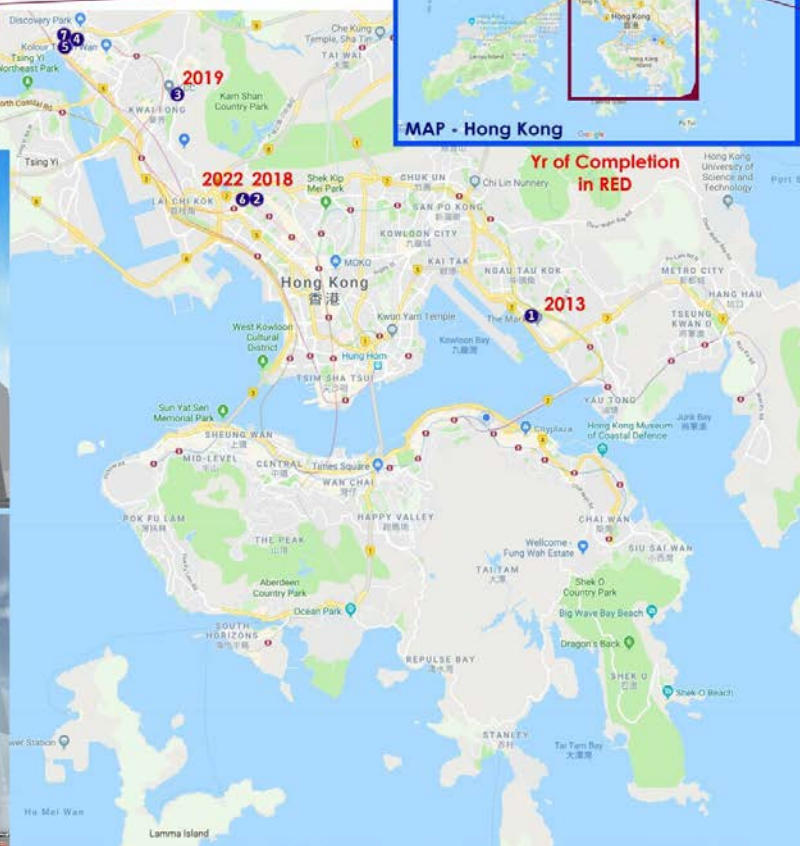
Hong Kong Property Business

- The Group has invested in 7 Hong Kong property projects to-date.



LOCATIONS

7 HK Projects



PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business – 4th HK Property Project (T18)

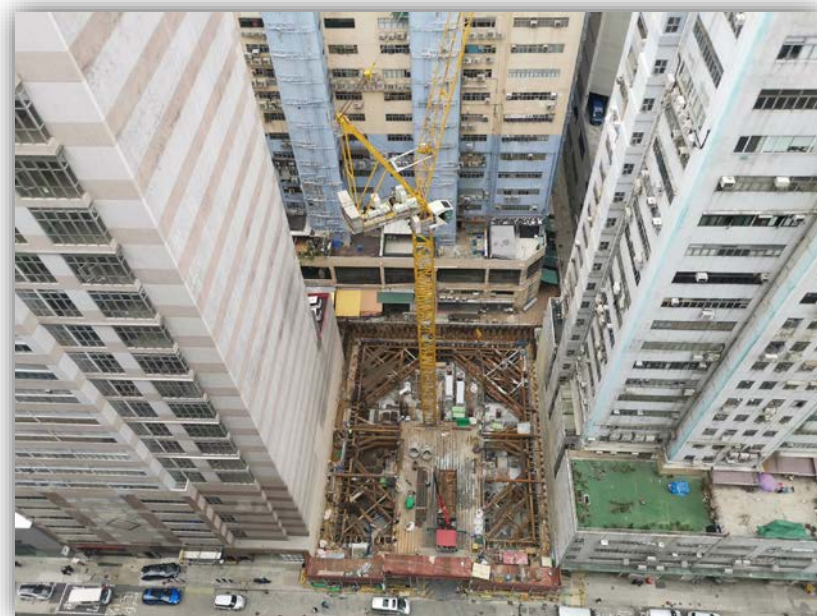
Investment:	HKD25.0 million or around USD3.2 million (2.5% effective ownership)
Location:	18 - 20 Tai Chung Road, Tsuen Wan, Hong Kong
Project:	A commercial office building to be completed by 2021
Current status:	Construction up to 2 nd floor. Target completion of construction in 4Q2020 with handover around 1Q/2Q 2021



PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business – 5th HK Property Project (T73)

Investment:	HKD26.81 million or around USD3.4 million (7.5% effective ownership)
Location:	71 – 75 Chai Wan Kok Street, Tsuen Wan, Hong Kong
Project:	An industrial building to be completed by 2021
Current status:	Construction of superstructure and basement had commenced. Target completion of construction within 2020 and to obtain occupancy permit by 1Q2021.



PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business – 6th HK Property Project (CSW1018)

Investment:	HKD48.2 million or around USD6.2 million (3.825% effective ownership)
Location:	1016 – 1018 Tai Nam West Street, Kowloon, Hong Kong
Project:	A commercial office building to be completed by 2022
Current status:	<p>Foundation work had been completed. The project has moved on to excavation of basement and the construction of superstructure will start soon.</p> 

PROPERTY INVESTMENT EX JAPAN

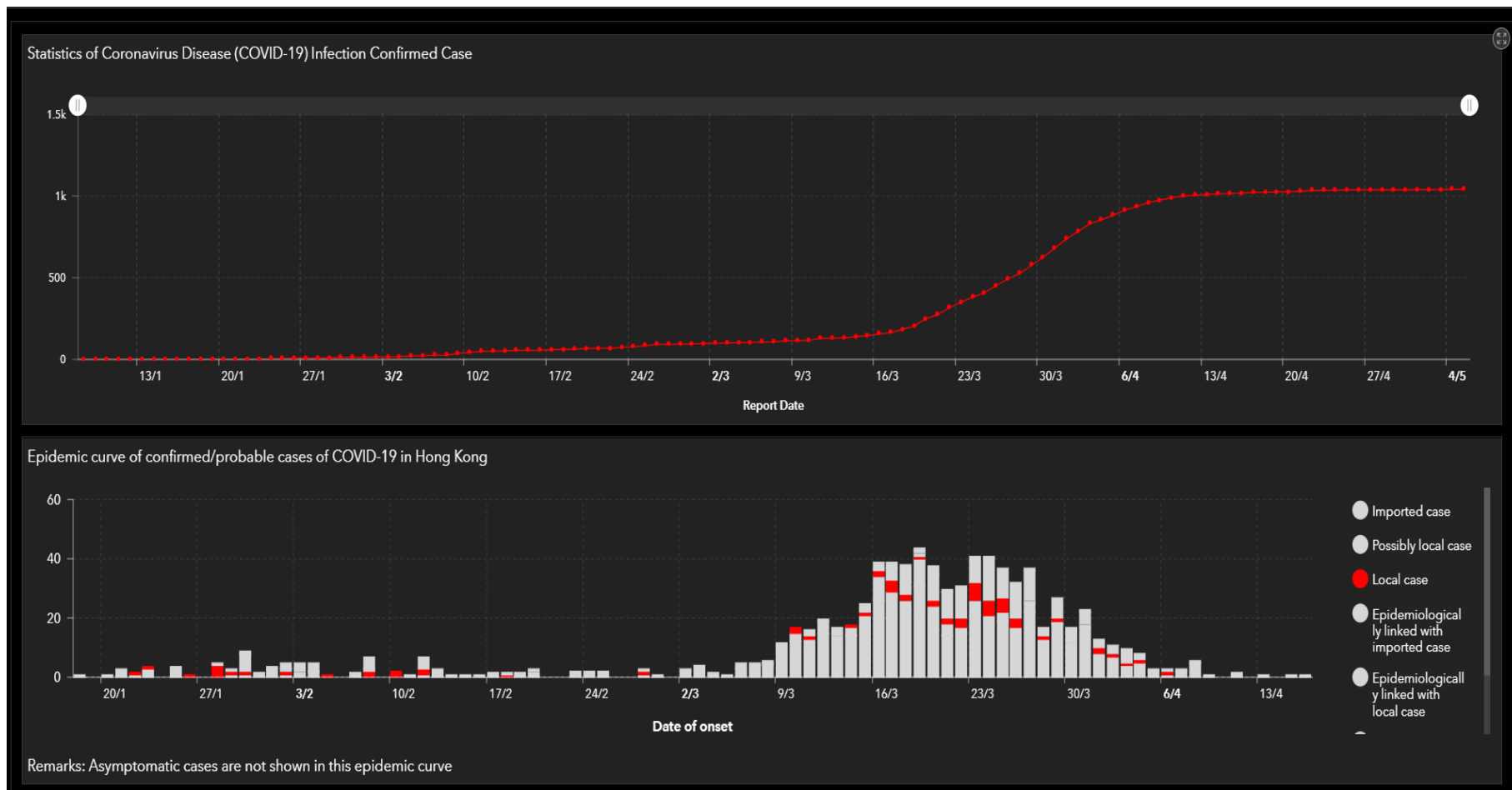
Hong Kong Property Business – 7th HK Property Project (T11)

Investment:	HKD53.75 million or around USD6.85 million (8.27% effective ownership)
Location:	11 – 15 Chai Wan Kok Street, Tsuen Wan
Project:	A commercial office building to be completed by 2021
Status	All foundation works had been completed. Superstructure construction will commence upon government approval on the change in architectural / structural design.



COVID-19 IMPACT ON HK PROPERTY BUSINESS

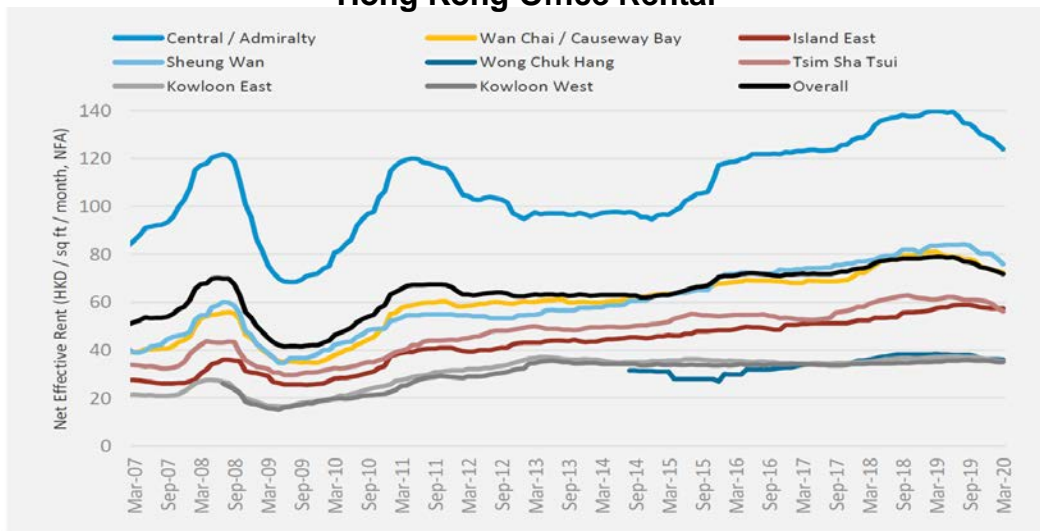
Covid-19 pandemic situation is gradually under control in Hong Kong as at 6 May 2020



Source: Centre for Health Protection, The Government of the Hong Kong Special Administration Region

COVID-19 IMPACT ON HK PROPERTY BUSINESS

Hong Kong Office Rental



Source: Colliers International

- Rental in premium area (Central/Sheung Wan/Tsim Sha Tsui/Wanchai) affected more compared to areas in Kowloon as tenants source for cheaper options.
- The Group's projects are in Kowloon areas.

Office Sales Transaction Volume/Average Price

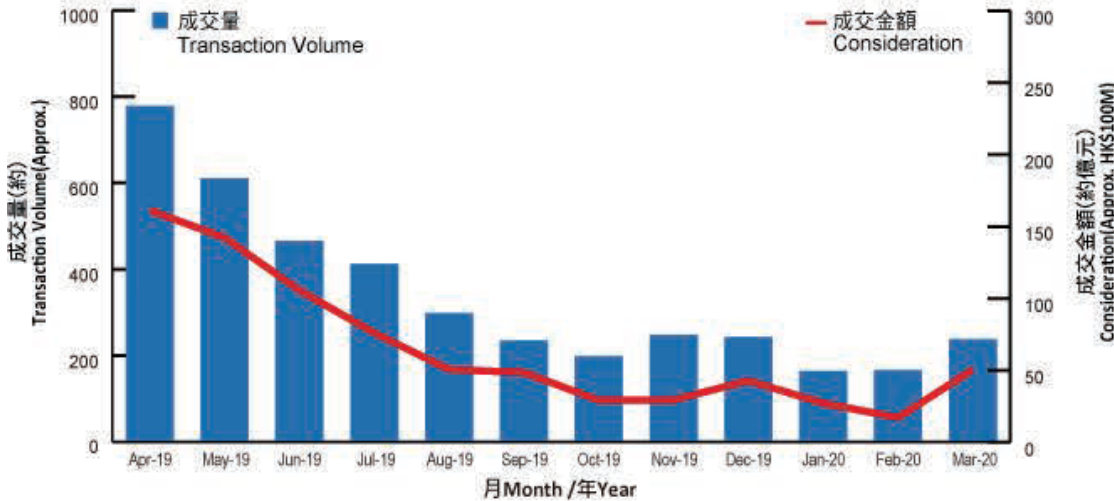


Source: Centaline Property Agency Limited

- While transaction volume had reduced, transaction price is stable at around HK\$13,000/sqft.

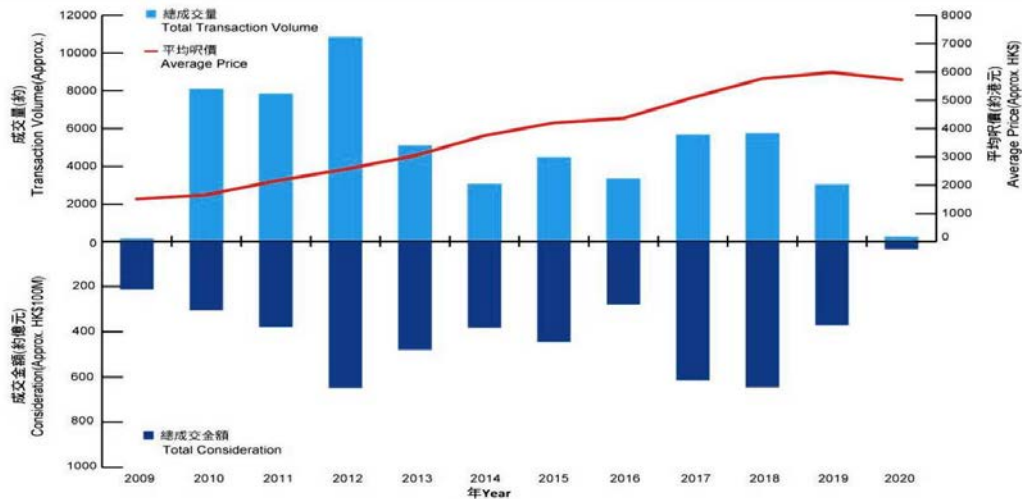
COVID-19 IMPACT ON HK PROPERTY BUSINESS

Transaction of Commercial Property Market



- In the broader commercial property market in HK, prices and volume in 2019 were affected by the protest in HK, while the decline continued into 2020 due to Covid-19.

Transaction of Industrial Property Market



- Industrial property is an attractive alternative for investors, but volume has dropped in 2020 due to Covid-19 pandemic.

Source: Centaline Property Agency Limited

COVID-19 IMPACT ON HK PROPERTY BUSINESS

Hong Kong's office market saw a steep decline in 1Q2020 due to the negative impact of Covid-19. The office leasing activities would likely remain slow, with rents in Central Business District and Tsim Sha Tsui area having fallen by 4% and 6.8% respectively, and likely to fall further. Vacancy rates increased sharply from 4.65% in December 2019 to 5.22% in March 2020. Office sales transaction volume was at a low level in 1Q2020 with not more than 200 transactions per month.

Meanwhile, the Covid-19 pandemic situation is improving in Hong Kong. Hong Kong government is gradually loosening Covid-19 restriction measures, which hopefully may slowly improve the market.

All the projects in our pipeline under construction or under-planning are mostly in line with the original schedule.

PROPERTY INVESTMENT IN JAPAN

Small Residential Property Business in Japan



- The Group invests and develops small residential property projects in Tokyo, named “ALERO” Series.
- Such investments are managed by subsidiary, Uni-Asia Capital (Japan) (“UACJ”) and held under our subsidiary, Uni-Asia Investment Ltd (“UAI”).
- These projects are typically 4 - 5 storey buildings with 10 - 30 units of studio or maisonette type flats, and are popular with working singles/couple.
- **ALERO promotion video on our website:**

http://www.uni-asia.com/business_property_japan.html

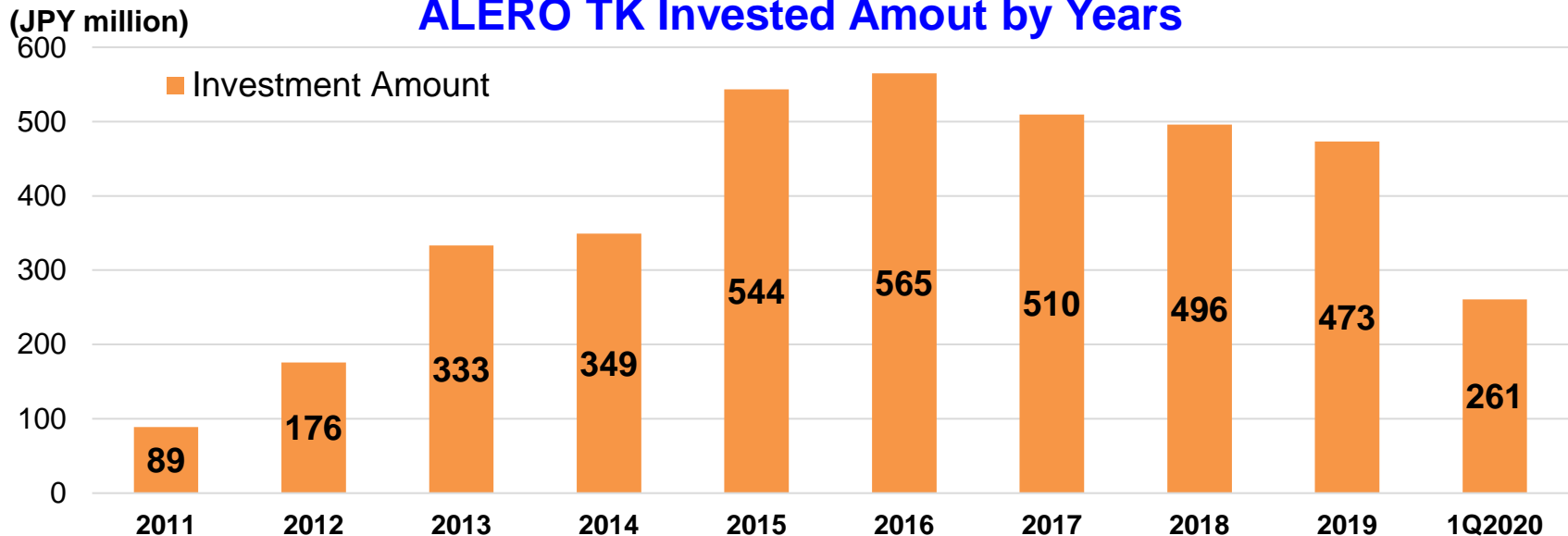
PROPERTY INVESTMENT IN JAPAN

Small Residential Property Business in Japan

- Average IRR for completed projects: > 20%
- Average investment period < 2 years
- Investment amount: ~USD3m to USD5m
- Investment stake ranges from 10% to 100%



ALERO TK Invested Amount by Years



PROPERTY INVESTMENT IN JAPAN

Construction Management (“CM”)

Utilising our property development expertise, UACJ helps external clients with construction management of small residential properties and hotels.



Search for suitable site



Due diligence / market research / site research



Architect / construction company selection & appointment



Agreement documentation



Liaise with architect / construction company



Construction monitoring



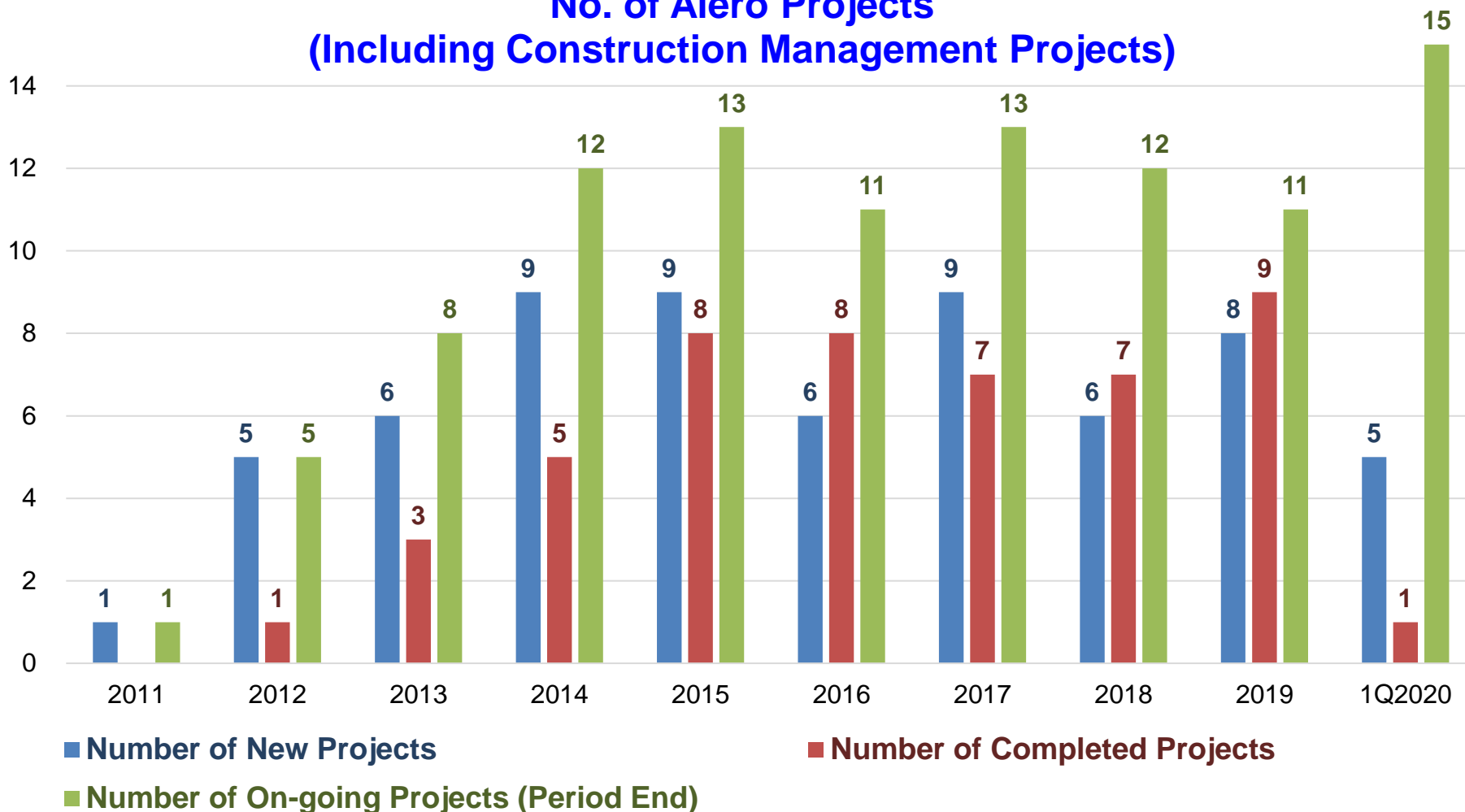
Upon completion of construction – leasing management



PROPERTY INVESTMENT IN JAPAN

Small Residential Property Business in Japan

**No. of Alero Projects
(Including Construction Management Projects)**

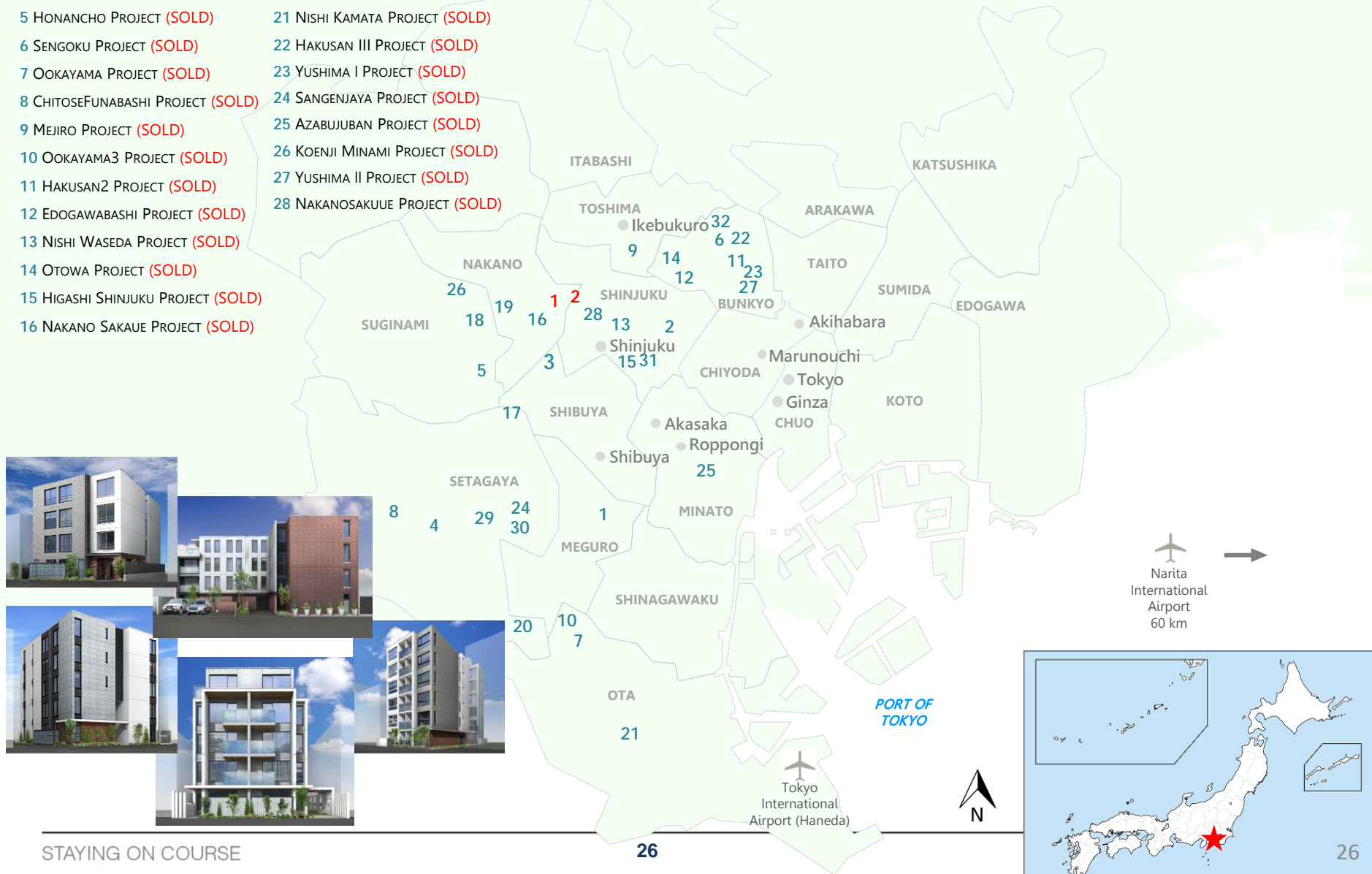


SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN (SOLD & HOLDING PROJECTS)

- | | | |
|------------------------------------|----------------------------------|---------------------------------------|
| 1 SHIMOMEGURO PROJECT (SOLD) | 17 SASAZUKA PROJECT (SOLD) | 29 KOMAZAWA DAIGAKU PROJECT (SOLD) |
| 2 AKEBONOBASHI PROJECT (SOLD) | 18 HIGASHI KOENJI PROJECT (SOLD) | 30 SANGENJAYA II PROJECT (SOLD) |
| 3 HATAGAYA PROJECT (SOLD) | 19 NAKANO 3-CHOME PROJECT (SOLD) | 31 HIGASHI SHINJUKU II PROJECT (SOLD) |
| 4 SAKURA-SHIMMACHI PROJECT (SOLD) | 20 OKUSAWA PROJECT (SOLD) | 32 SENGOKU II PROJECT (SOLD) |
| 5 HONANCHO PROJECT (SOLD) | 21 NISHI KAMATA PROJECT (SOLD) | |
| 6 SENGOKU PROJECT (SOLD) | 22 HAKUSAN III PROJECT (SOLD) | |
| 7 OOKAYAMA PROJECT (SOLD) | 23 YUSHIMA I PROJECT (SOLD) | |
| 8 CHITOSEFUNABASHI PROJECT (SOLD) | 24 SANGENJAYA PROJECT (SOLD) | |
| 9 MEJIRO PROJECT (SOLD) | 25 AZABUJUBAN PROJECT (SOLD) | |
| 10 OOKAYAMA3 PROJECT (SOLD) | 26 KOENJI MINAMI PROJECT (SOLD) | |
| 11 HAKUSAN2 PROJECT (SOLD) | 27 YUSHIMA II PROJECT (SOLD) | |
| 12 EDOGAWABASHI PROJECT (SOLD) | 28 NAKANOSAKUUE PROJECT (SOLD) | |
| 13 NISHI WASEDA PROJECT (SOLD) | | |
| 14 OTOWA PROJECT (SOLD) | | |
| 15 HIGASHI SHINJUKU PROJECT (SOLD) | | |
| 16 NAKANO SAKAUE PROJECT (SOLD) | | |

Projects under lease

- 1 TAKADANOBABA PROJECT (LEASING PROJECT)
- 2 TAKADANOBABA 1 CHOME PROJECT (Under Construction)

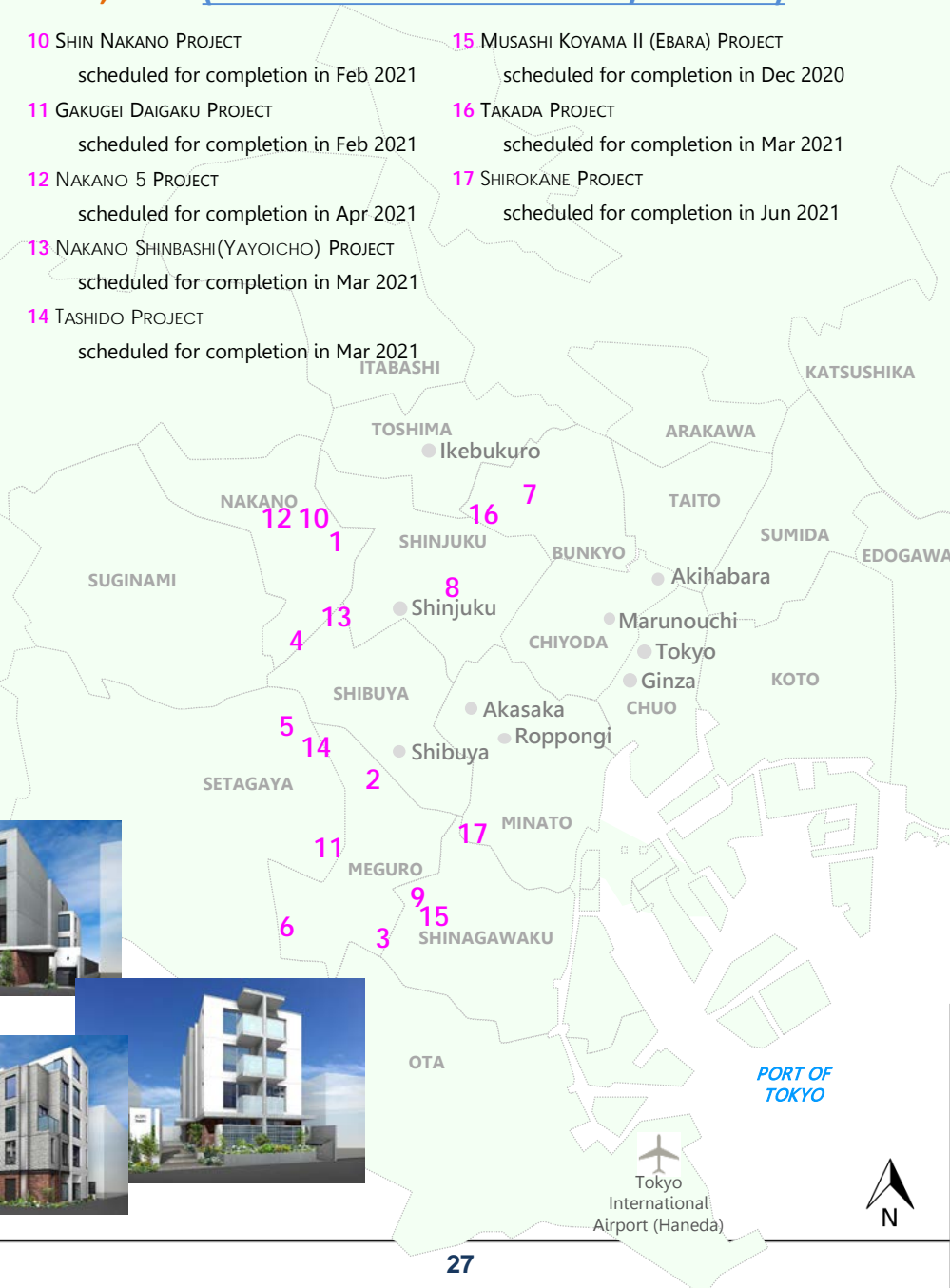


STAYING ON COURSE

SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN (PROJECTS UNDER CONSTRUCTION/PLANNING)

- 1 TAKADANOBABA II PROJECT
scheduled for completion in Apr 2020
- 2 IKEJIRI OHASHI PROJECT
scheduled for completion in Dec 2020
- 3 SENZOKU PROJECT (IN SALE ACTIVITY)
construction completed in Mar 2020
- 4 SASAZUKA II PROJECT
scheduled for completion in Aug 2020
- 5 KOMABATODAIMAE PROJECT (IN SALE ACTIVITY)
construction completed in Mar 2020
- 6 NAKANE PROJECT
scheduled for completion in Jun 2020
- 7 HAKUSAN 2-23 PROJECT
scheduled for completion in Sep 2020
- 8 YOTSUYA 4 PROJECT
scheduled for completion in Dec 2020
- 9 MUSASHIKOYAMA PROJECT
scheduled for completion in Oct 2020

- 10 SHIN NAKANO PROJECT
scheduled for completion in Feb 2021
- 11 GAKUGEI DAIGAKU PROJECT
scheduled for completion in Feb 2021
- 12 NAKANO 5 PROJECT
scheduled for completion in Apr 2021
- 13 NAKANO SHINBASHI(YAYOICHO) PROJECT
scheduled for completion in Mar 2021
- 14 TASHIDO PROJECT
scheduled for completion in Mar 2021
- 15 MUSASHI KOYAMA II (EBARA) PROJECT
scheduled for completion in Dec 2020
- 16 TAKADA PROJECT
scheduled for completion in Mar 2021
- 17 SHIROKANE PROJECT
scheduled for completion in Jun 2021



Narita International Airport
60 km

Tokyo International Airport (Haneda)



PROPERTY INVESTMENT IN JAPAN

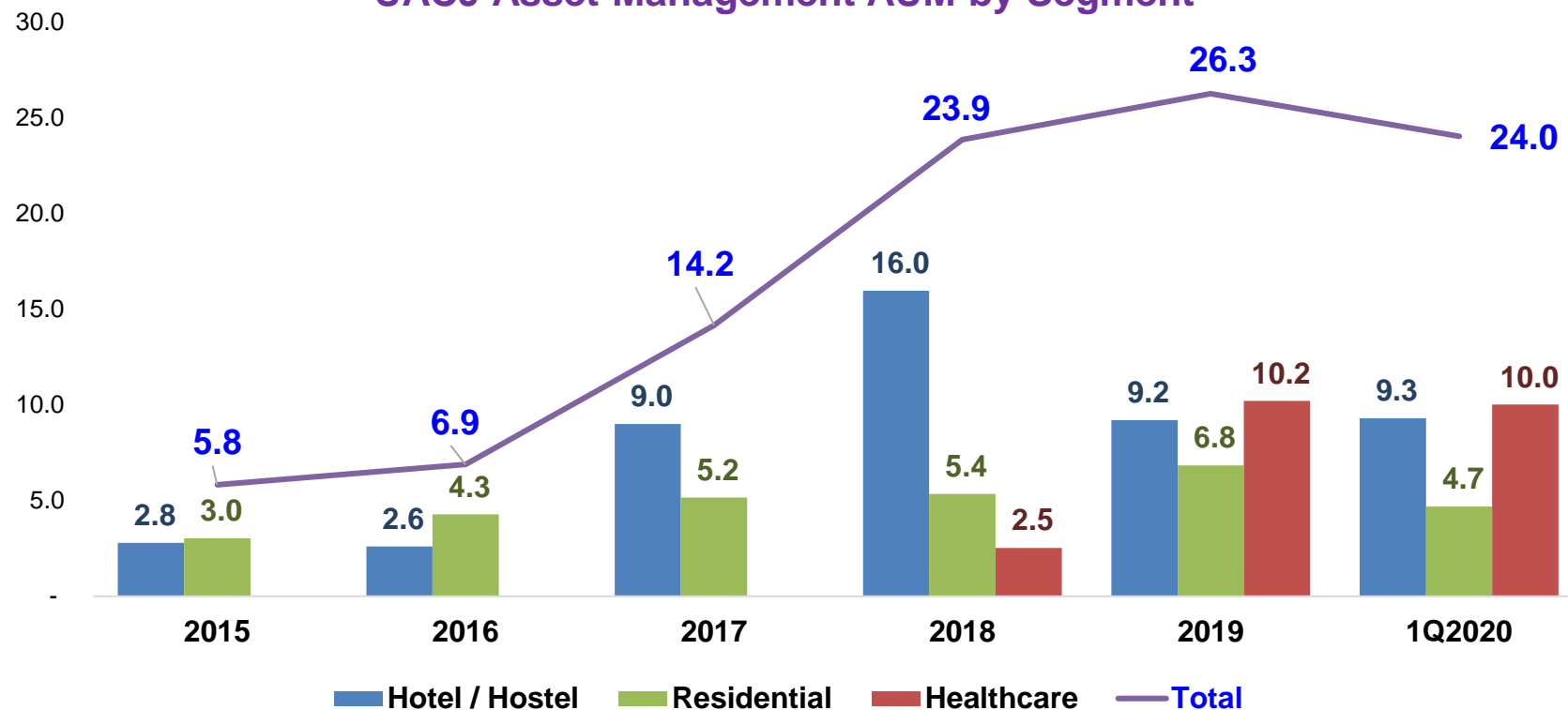
Asset Management Business

In addition to investment and construction management, UACJ also provides asset management services for three main categories of property assets:

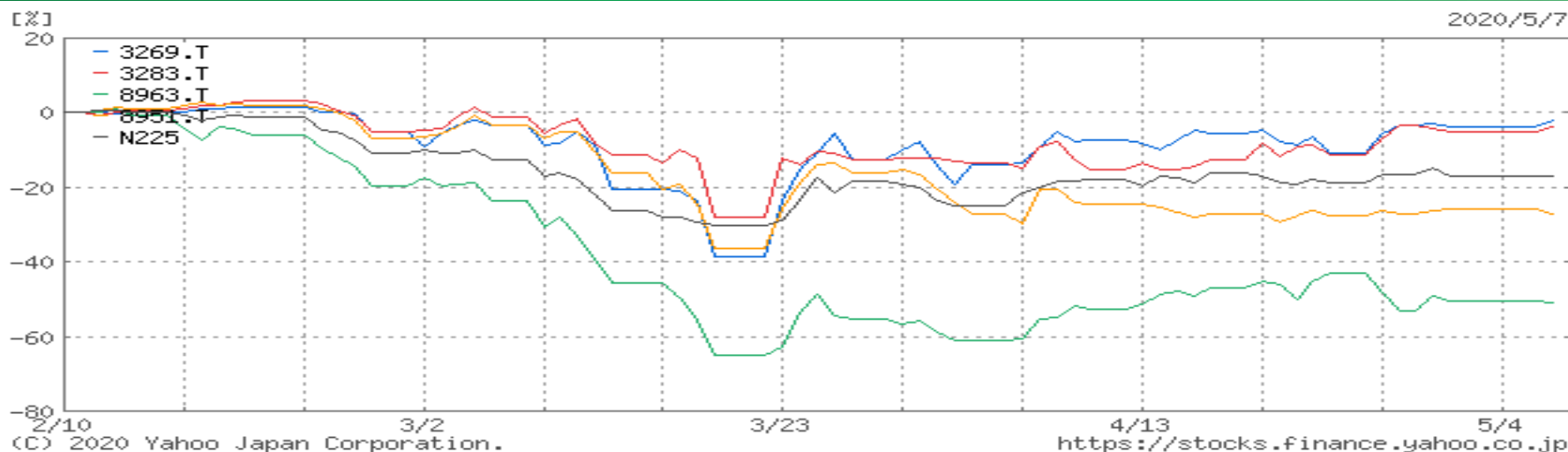
- a) Hotel/Hostel
- b) Residential
- c) Healthcare

JPY'billion

UACJ Asset Management AUM by Segment



COVID-19 IMPACT ON JAPAN PROPERTY BUSINESS



3269: Advance Residence Investment Corporation (Largest residential REIT in Japan)

3283: Nippon Prologis REIT (Largest logistic REIT in Japan)

8963: Invincible Investment Corporation (Largest hotel REIT in Japan)

8951: Nippon Building Fund (Largest Office REIT in Japan)

Nikkei 225

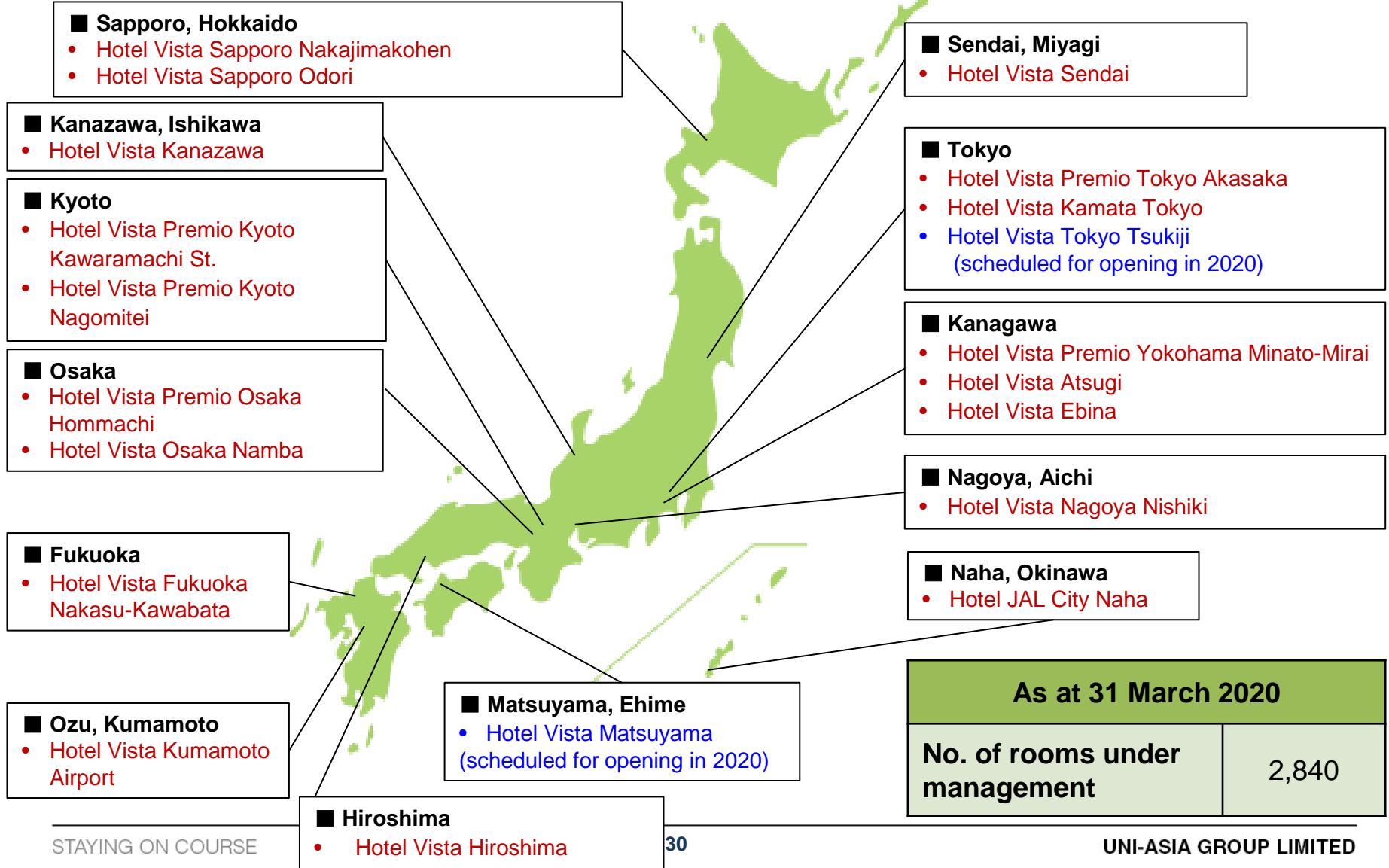
The share prices of J-REITs are good proxies on impact of Covid-19 on Japan property market. While all property sectors in Japan are affected by Covid-19, the residential and logistics sectors are the most resilient while the hospitality sector is the worst-hit amongst all the sectors.

The Group has suspended sales activities for our residential projects while we wait for the market to normalise.

Meanwhile, the leasing market is not affected by Covid-19 and our newly completed projects this year were leased out per our business plan thus far.

VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations



As at 31 March 2020	
No. of rooms under management	2,840

VISTA HOTEL MANAGEMENT

New Hotels to be Operated by the Group

➤ Hotel Vista Osaka Namba

- Opened on 27 February 2020

- The hotel is conveniently located in Namba area, famous commercial area in southern part of Osaka city, which attracts more in-bound tourists compared to other areas.
- The hotel's target market are overseas and domestic tourists. With twin/double-bed, three-bed and four-bed rooms. There is a convenience store on the first floor.
- This hotel has 121 rooms.

➤ Hotel Vista Premio Osaka Honmachi

- Opened on 7 April 2020

- The location of the hotel is in the centre of Osaka.
- Osaka city, one of the largest cities next to Tokyo in Japan, attracts both business travelers and tourists from around the world.
- This hotel has 272 rooms.



Artist's impression of completed Hotel Vista Osaka Honmachi

VISTA HOTEL MANAGEMENT

New Hotels to be Operated by the Group

➤ Hotel Vista Tokyo Tsukiji

- Scheduled for opening on 1 July 2020

- The hotel is located in Tsukiji area just next to Ginza, which has gain popularity with tourists. The area is easily assessable from/to other parts of Tokyo. A new facility for MICE is currently under consideration at the site previously occupied by Tsukiji fish market which may boost tourism in the area.
- This hotel has 149 rooms.



Artist's impression of completed Hotel Vista Tokyo Tsukiji

➤ Hotel Vista Matsuyama

- Scheduled for opening on 3 July 2020

- Matsuyama city, the most populous city in Shikoku island, is popular with both business and leisure travelers. The location is the center of Matsuyama city, the most visited area.
- Matsuyama has several tourist attractions, including Dogo Onsen for its beautiful bath house, and Matsuyama Castle, one of Japan's twelve "original castles" built before the Edo period.
- This hotel has 140 rooms.



Artist's impression of completed Hotel Vista Matsuyama

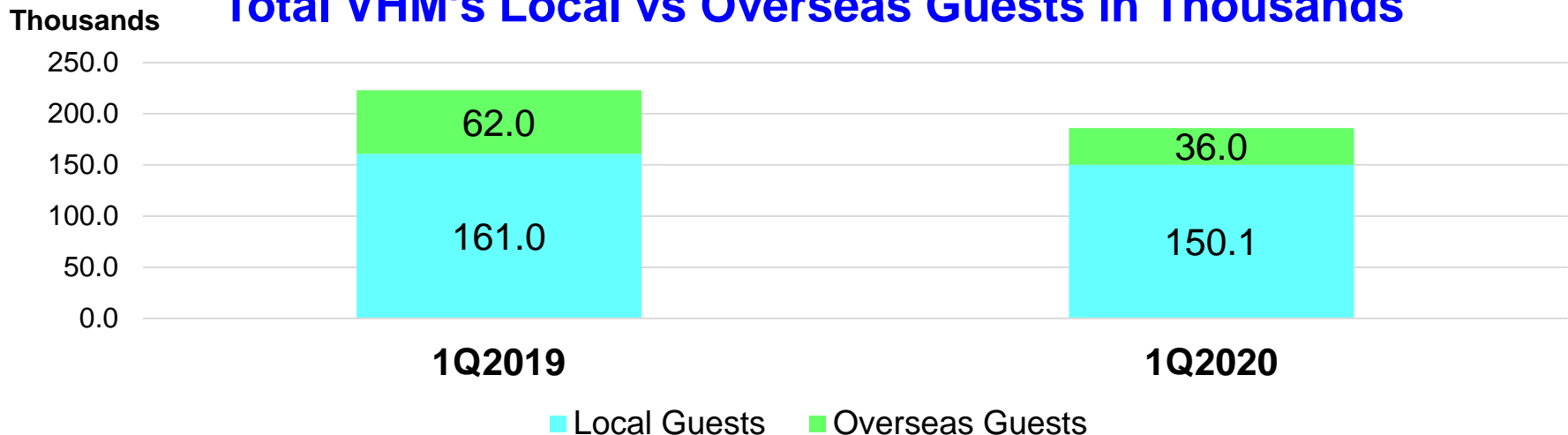
VISTA HOTEL MANAGEMENT

Japan Visitors Arrival in Millions



Source: Japan National Tourism Organization

Total VHM's Local vs Overseas Guests in Thousands



COVID-19 IMPACT ON VISTA HOTEL MANAGEMENT

With tightened border controls and social distancing measures amid Covid-19 pandemic, the number of inbound tourists to Japan has declined sharply. Japan's hotel industry has been severely hit to an unprecedented low level following Japan government's state-of-emergency measures early April. Currently, the following 9 hotels in the Group's portfolio are temporarily closed until the end of May 2020.

- Hotel Vista Sapporo Odori
- Hotel Vista Sapporo Nakajima Kohen
- Hotel Vista Premio Tokyo Akasaka
- Hotel Vista Kamata Tokyo
- Hotel Vista Kanazawa
- Hotel Vista Premio Kyoto Kawaramachi St.
- Hotel Vista Premio Osaka Honmachi
- Hotel Vista Osaka Namba
- Hotel Vista Fukuoka Nakasu-Kawabata

REVIEW OF VISTA HOTEL MANAGEMENT

The Company is undertaking a review of the Group's hotel business operations in light of the Covid-19 pandemic and in view of the challenging operating environment and near-term prospects of the Japan business hotels sector. The Company also continually reviews various options in respect of the Group's hotel business operations to ensure alignment with its strategic priorities and to enhance shareholder value and as at the date hereof, no decision has yet been made whether or not to pursue any of such options. If and when there are any material developments which warrant a disclosure, the Company will make a further announcement on the SGXNET as and when appropriate in accordance with the listing rules of the SGX-ST.



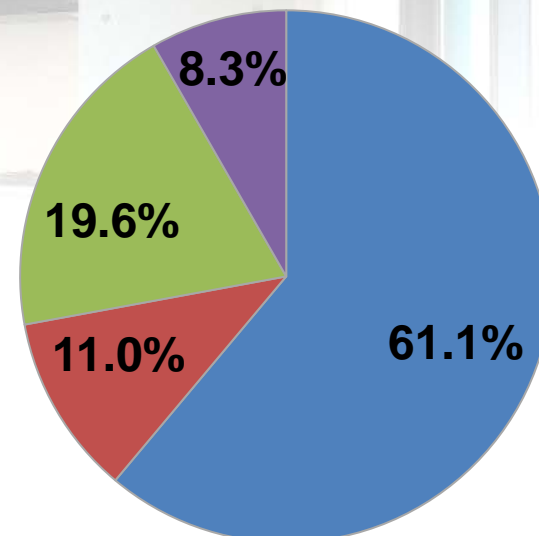
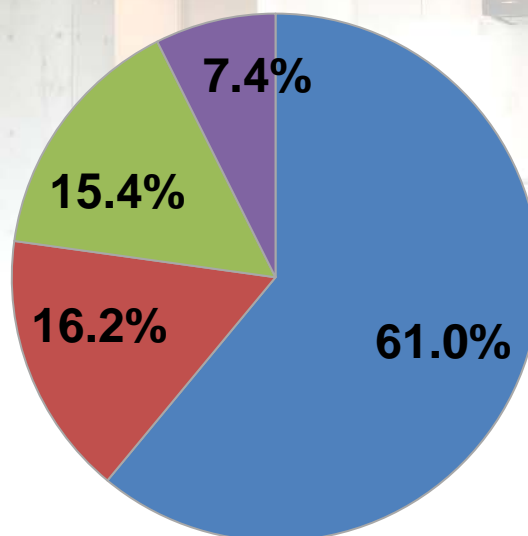
Financial Highlights

TOTAL ASSETS ALLOCATION

Total assets excluding right-of-use assets due to lease accounting

Legend:

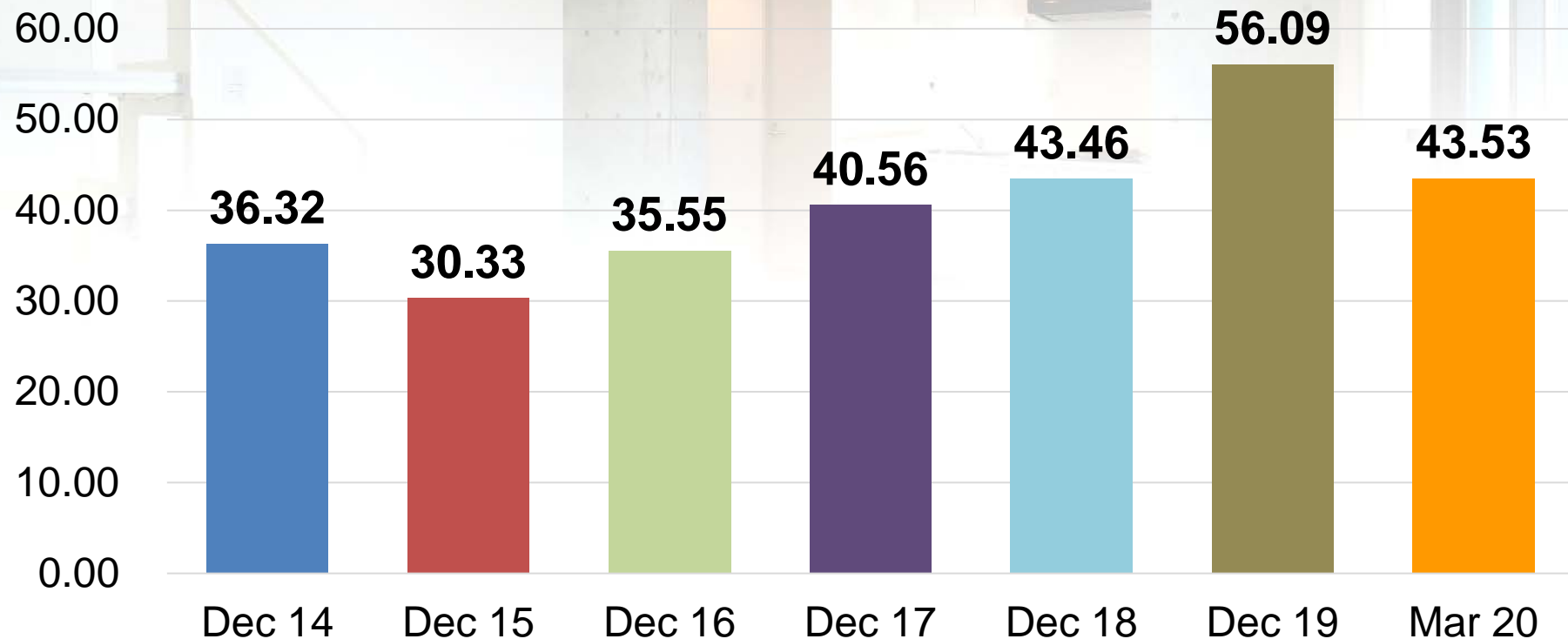
- Maritime Investment
- Property Investment
- Cash and Cash Equivalents
- Others



US\$m	As at 31 March 2020	As at 31 December 2019
Total assets excluding ROU assets	294.5	299.9
Add: ROU – Vessel	2.3	2.6
ROU – Hotels	367.1	290.1
ROU – Office	1.4	1.5
Total assets per balance sheet	665.3	594.1

CASH BALANCE EXCLUDING PLEDGED DEPOSITS

US\$'m



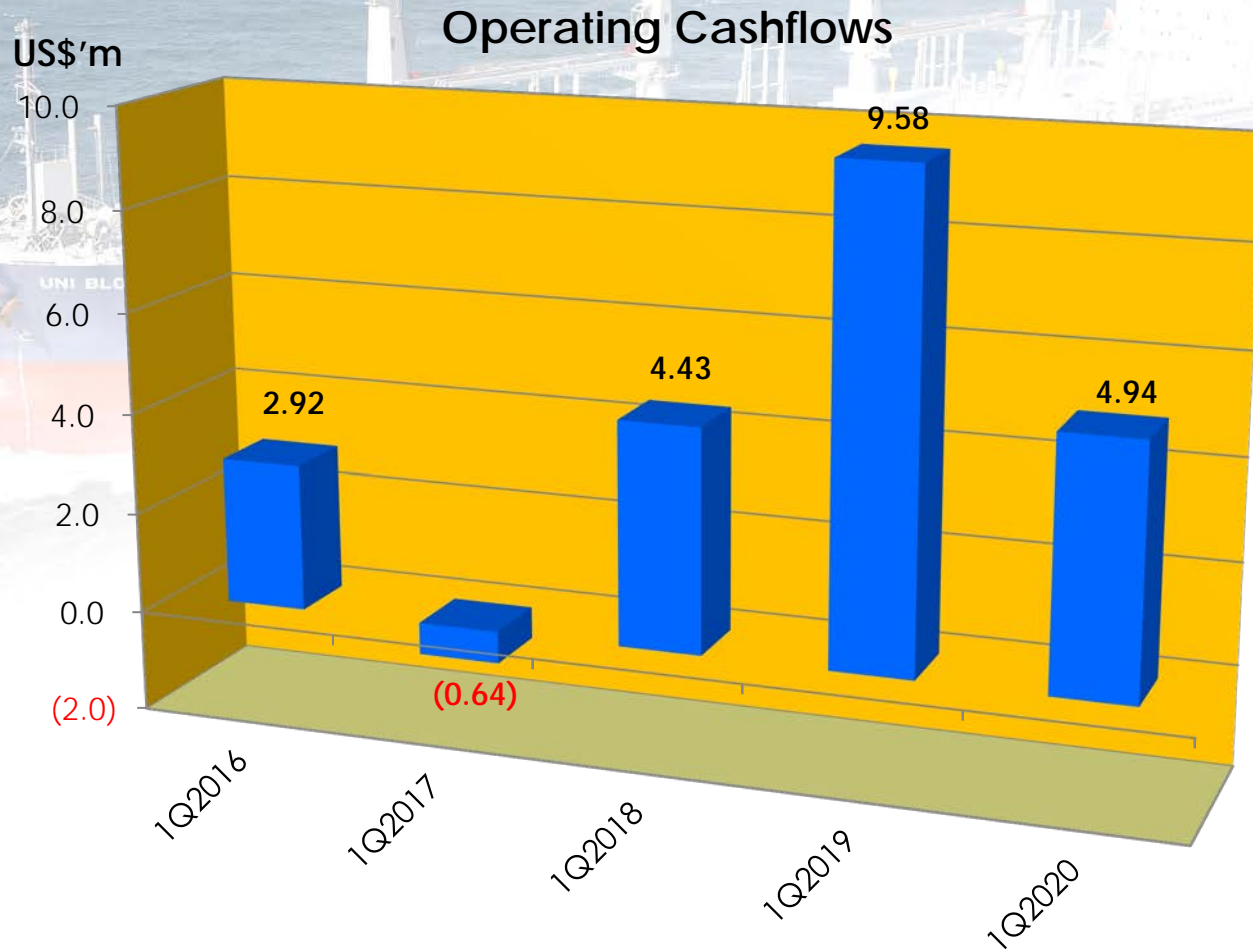
**Total cash balance of the Group is still healthy
as at 31 March 2020**

CASH FLOW

(US\$'000)	1Q2020	1Q2019
Cash and cash equivalents at beginning of the quarter	56,089	43,462
Cash Inflow / (Outflow)		
Operating Activity	4,935	9,582
Investing Activity	(13,512)	25,154
Financing Activity	(4,033)	(30,691)
Effect of exchange rate changes	48	(212)
Net Cash Inflow for the quarter	(12,562)	3,833
Cash and cash equivalents at the end of the quarter	43,527	47,295

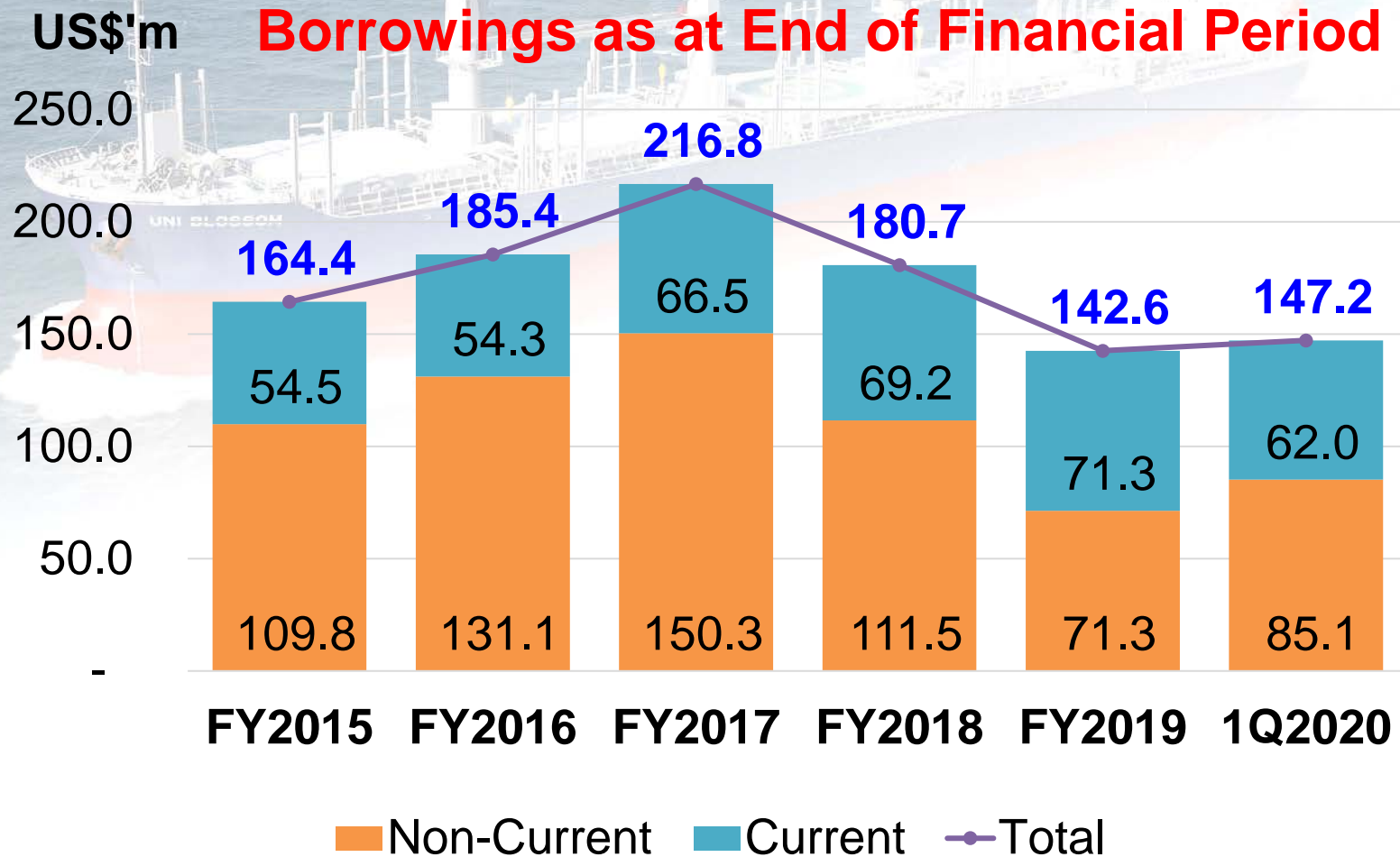
Cash outflow during the quarter mainly due to investment in 7th Hong Kong property and Alero projects

OPERATING CASH FLOWS



Reduction in operating cash flow due to impact of Covid-19 on ship charter income and hotel income

BORROWINGS



Exclude lease liabilities due to IFRS 16



Thank you