



UNI-ASIA GROUP LIMITED

Company Registration No: 201701284Z
Incorporated in the Republic of Singapore

**PRIVATE FINANCE INITIATIVE PROJECT
IN KUKI CITY, SAITAMA PREFECTURE, JAPAN**

The Board of Directors (the “**Board**”) of Uni-Asia Group Limited (the “**Company**”) and together with its subsidiaries, the “**Group**”) is pleased to announce that a consortium group (the “**Consortium**”) led by the Company’s wholly-owned subsidiary, Uni-Asia Capital (Japan) Ltd. (“**UACJ**”), participated in the tender exercise and won the bid to develop and operate a private finance initiative (“**PFI**”) project called for by the Kuki City government in Saitama Prefecture in Japan. The Consortium was announced as the winner of the tender exercise on 28 November 2023.

The PFI project is a public work facilities development project to build a public use facility which utilises residual heat from an existing waste treatment plant (the “**Facility**”) in Kuki City, Saitama Prefecture, Japan. The Facility will include a fitness centre, a public park, a public pool and a public bathhouse. The Facility aims to be a venue where visitors can exercise their bodies and minds. Some key features of this Facility include the seamless incorporation of the utilisation of residual heat from the waste treatment plant within the Facility, and a space where everyone can feel comfortable while enjoying the rich greenery designed based on the philosophy of park landscaping by the late Dr. Seiroku Honda (known as Father of Japanese Gardens).

The Consortium will operate the Facility for 20 years following the completion of the development of the Facility, which is expected to take place in 2027.

This is the Group's 2nd PFI project following the PFI project in Wako City, Saitama Prefecture, Japan which was completed in December 2021. This project is in line with the Group's commitment to good corporate citizenship and sustainable business practices, and its belief in creating shared value and improving the impact of its businesses on society. In particular, the Group believes that the utilisation of residual heat from the waste treatment plant to heat up the public pool and public bathhouse would be beneficial to the climate by reducing reliance on fossil fuel for heating.

More information on this PFI project is available in the following webpage in Japanese:
https://www.city.kuki.lg.jp/kurashi/gomi/yonetsu_park/sentei/yonetsu_rakusatsu.html

UACJ will earn recurrent fees as the asset manager of the Facility once completed. This PFI project is not expected to have any material impact on the net tangible assets per share, earnings per share and operating results of the Company for the current financial year.

The Group intends to continue to explore new asset/construction management opportunities in Japan, and to raise the Group's profile in Japan with a view to opening more doors to further property management opportunities in Japan.

For and on behalf of
Uni-Asia Group Limited
1 December 2023