



**UNI-ASIA
GROUP LIMITED**

**1H2020
Results
Presentation**

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.

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Tel: (65) 6438 1800

TABLE OF CONTENTS



- **Financial Highlights**
- **Business Updates**
- **Appendix 1 –
Corporate Information**



Financial Highlights

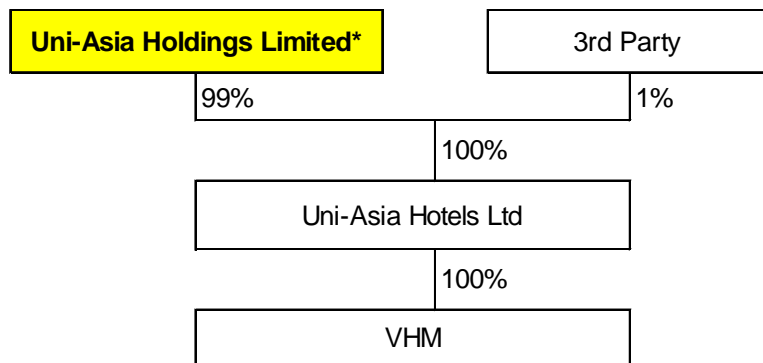
DISPOSAL OF CONTROLLING STAKE IN HOTEL BUSINESS

As announced on 26 June 2020, the Group had disposed of controlling stake in Uni-Asia Hotels group, which houses the Group's hotel operating business. Accordingly, hotel operating business was deconsolidated from the Group's financials.

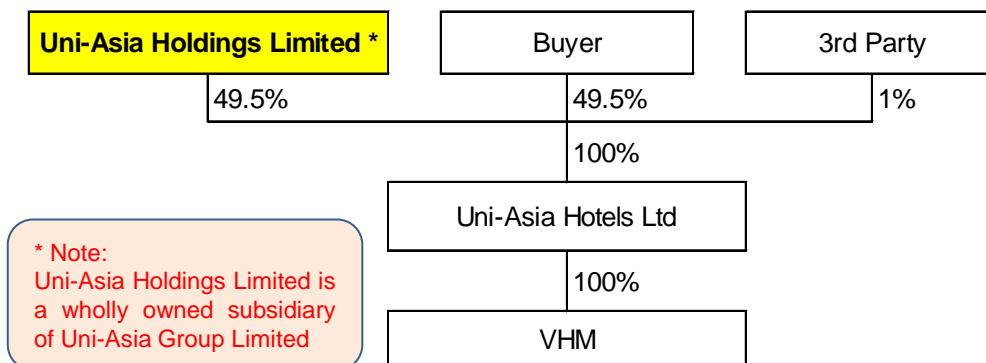
Due to COVID-19's impact on Japan business hotels sector, the near-term prospects of hotel operating business in Japan is not encouraging. Hence, the Group decided to dispose of the controlling stake in hotel operating business while maintaining a non-controlling stake. This will allow the Group to reduce its exposure to the Japan business hotel sector and at the same time allows the Group to benefit from any potential future recovery in the sector through its remaining interest in its hotel operating business.

DISPOSAL OF CONTROLLING STAKE IN HOTEL BUSINESS

Structure before disposal:

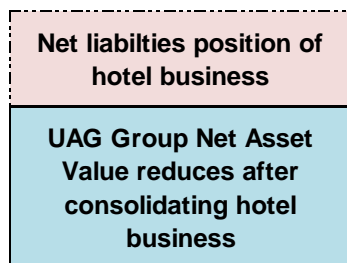


Structure after disposal:

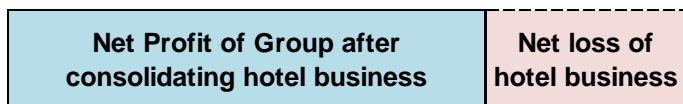


**Hotel Business is in a net loss and net liabilities position at point of disposal.
It is in the interests of the Group to dispose controlling interests.**

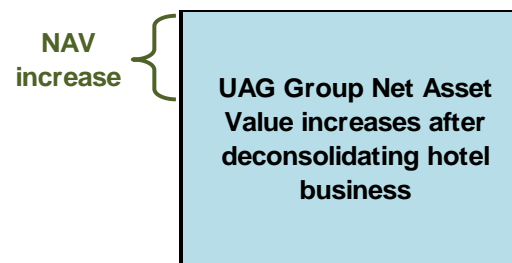
NAV of the Group before disposal:



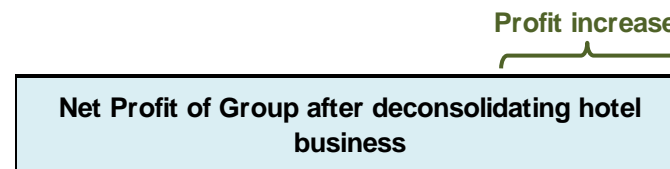
Net profit of the Group before disposal:



NAV of the Group immediately after disposal:



Net profit of the Group immediately after disposal:



HALF YEAR PROFIT AND LOSS

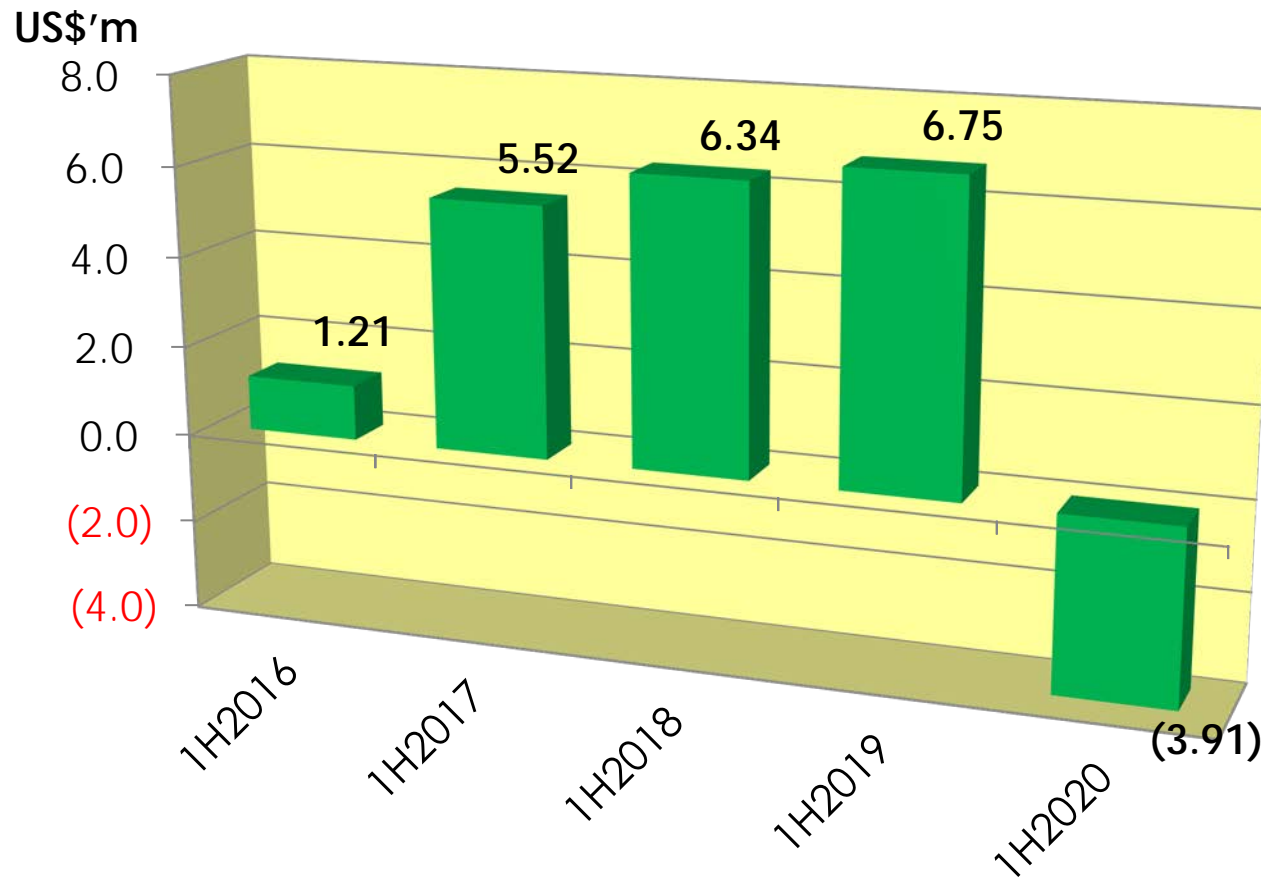
(US\$'000)	1H2020	Restated 1H2019	% Change
Total Income	21,559 (A)	28,831	(25%)
Total Expenses	(28,833) (B)	(15,818)	82%
Operating (Loss)/ Profit	(7,274)	13,013	(156%)
(Loss)/ Profit After Tax From Continuing Operations	(10,036)	8,201	N/M
Loss From Discontinued Operation, Net of Tax	(18,304) (C)	(1,450)	N/M
Gain from Deconsolidation of Subsidiary	24,435 (D)	-	N/M
(Loss)/ Profit for the Period	(3,905)	6,751	(158%)
(Loss)/ Profit attributable to owners of parent	(3,827)	6,447	(159%)
(Loss)/ Earnings per Share (US Cents)	(4.87)	8.66	(156%)

Note: The comparative figures have been re-presented to report separately profit or loss items for continuing and discontinued operations following the Group's disposal of controlling stake in Uni-Asia Hotels Limited and its subsidiaries on 26 June 2020.

- (A) Following deconsolidation of hotel operating business, hotel related income and expenses are not included in Total Income and Total Expenses.
- (B) Included in Total Expenses of 1H2020 were approximately \$9.0 million losses from impairment/write-off of loan related to shipping business as a result of COVID-19 pandemic.
- (C) Loss from hotel operating business for 1H2020 and 1H2019 were \$18.3 million and \$1.5 million respectively, and are listed as loss from discontinued operation.
- (D) Gain from deconsolidation of hotel operating business amounts to \$24.4 million.

PROFIT TREND

Performance of the Group for 1H2020 was affected by COVID-19 pandemic



PROFIT AND LOSS SUMMARY BY SEGMENTS

While Shipping business had been affected by COVID-19 pandemic, Property business was still profitable for 1H2020

(US\$'000)		1H2020	Restated 1H2019	% Change
Shipping	Revenue	15,828	20,836	(24%)
	Net Profit / (Loss)	(11,199)	2,348	N/M
Property (1H2019 adjusted without hotel operations)	Revenue	5,617	7,964	(29%)
	Net Profit / (Loss)	2,809	7,892	(64%)
Vista Hotel Management - Deconsolidated <i>Hotel Operation in Japan</i>	Net Profit / (Loss) from Discontinued Operation	(18,304)	(1,450)	N/M
	Gain on deconsolidation	24,435	-	N/M
Headquarters <i>Headquarters' shared corporate services</i>	Revenue	197	100	97%
	Net Profit / (Loss)	(1,646)	(2,039)	(19%)
Group Total	Revenue	21,559	28,831	(25%)
	Net Profit / (Loss)	(3,905)	6,751	(158%)

BALANCE SHEET SUMMARY

(US\$'mil)	As at 30-Jun-20	As at 31-Dec-19	Inc / (Dec)
Total Assets	262.8	594.1	(331.3)
Total Liabilities	141.8	468.0	(326.2)
Total Equity	121.0	126.1	(5.1)
Total Debt	126.4 ^{*(A)}	142.6 ^{*(A)}	(16.2)
Total Cash	32.9 ^{*(B)}	58.9 ^{*(B)}	(26.0)
Total Debt / Total Equity (Gearing)	1.04	1.13	(0.1)
NAV per share (US\$)	1.54	1.60	(0.1)

* (A): Total Debt includes US\$1.6 mil borrowing secured by the pledged deposits (31 Dec 2019: US\$2.4 mil).

* (B): Total Cash includes US\$1.8 mil deposits pledged as collateral (31 Dec 2019: US\$2.8 mil).

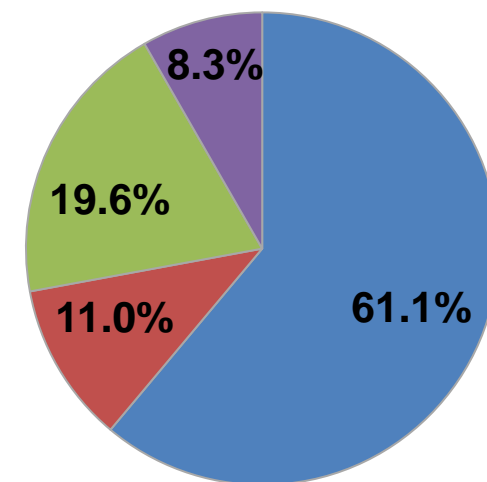
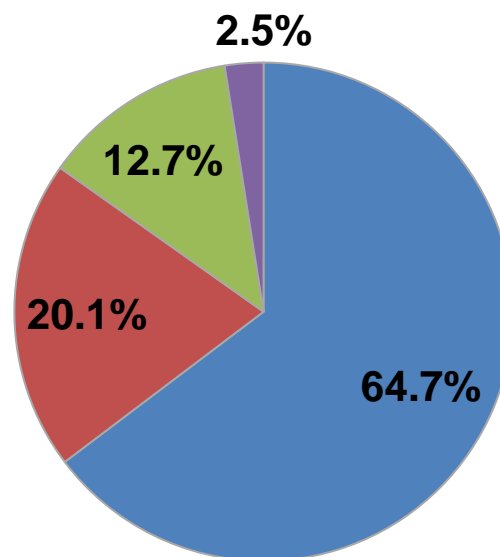
- Total borrowings were reduced in 1H2020
- Gearing ratio improved to 1.04
- Total assets and liabilities decreased due to deconsolidation of hotel operating subsidiaries.

TOTAL ASSETS ALLOCATION

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

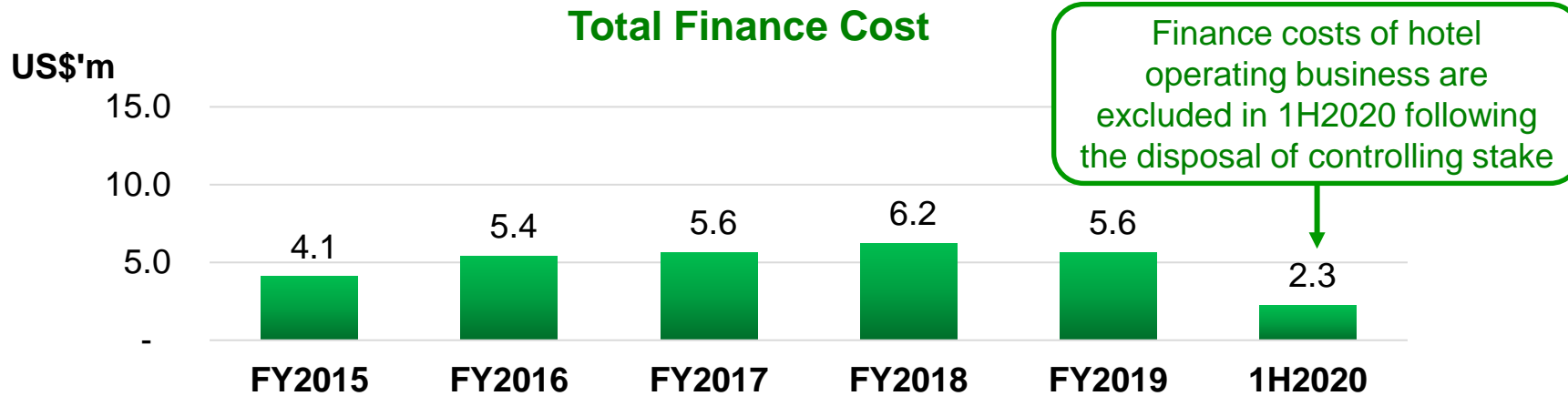
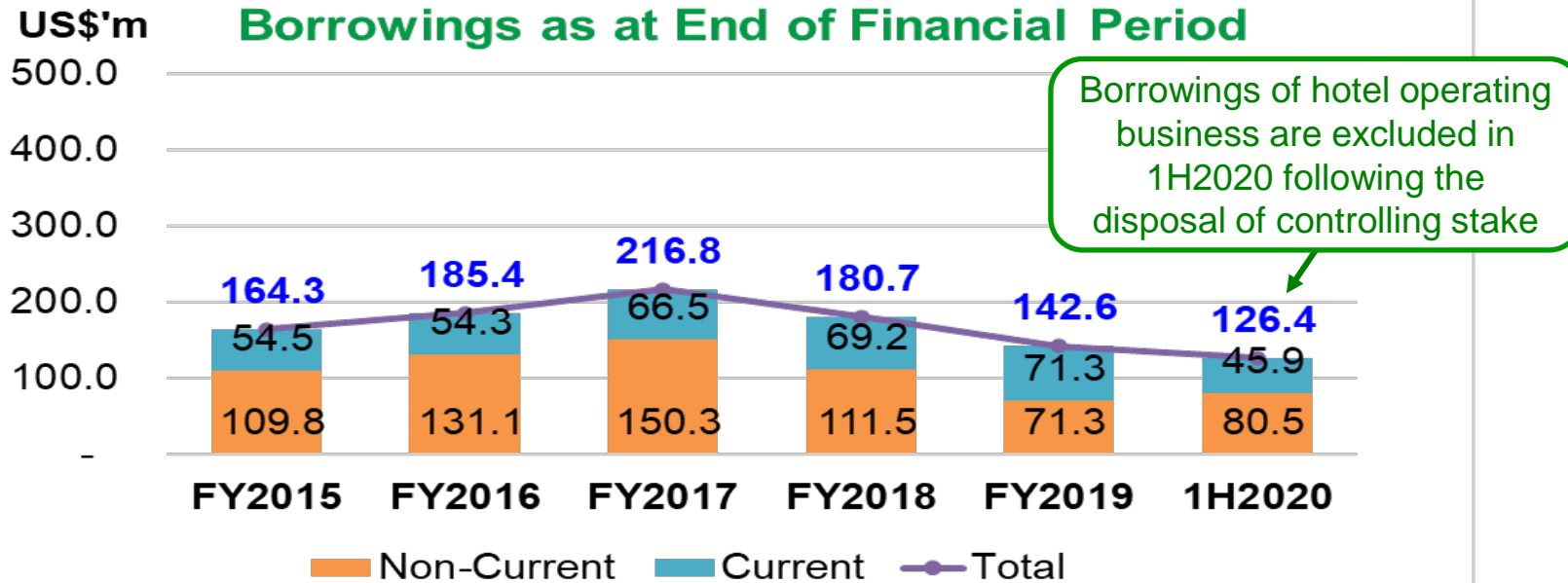
Legend:

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



US\$m	As at 30 June 2020	As at 31 December 2019
Total assets excluding ROU assets	259.8	299.9
Add: ROU – Vessel	2.1	2.6
ROU – Hotels	-	290.1
ROU – Office	0.9	1.5
Total assets per balance sheet	262.8	594.1

BORROWINGS



Exclude lease liabilities due to IFRS 16

CASH FLOWS

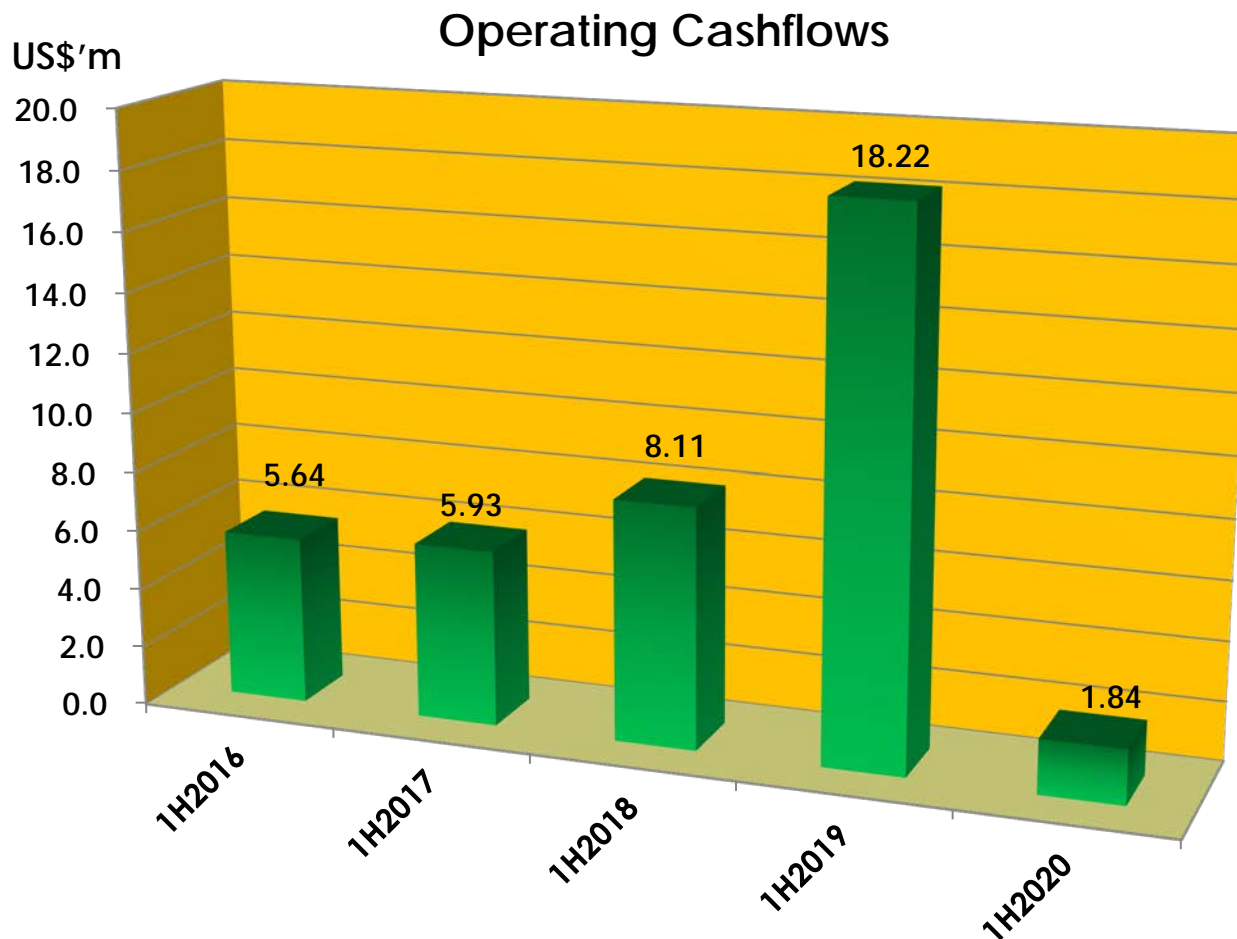
(US\$'000)	1H2020	1H2019
Cash and cash equivalents at beginning of the period	56,089	43,462
Cash inflow / (outflow)		
Operating activities	1,839	18,220
Investing activities	(18,847)	26,224
Financing activities	(8,165)	(40,100)
Effect of exchange rate changes	168	582
Net cash (outflow)/ inflow for the period	(25,005)	4,926
Cash and cash equivalents at the end of the period	31,084	48,388

Note: The above includes cash flows of deconsolidated Uni-Asia Hotels group prior to disposal.

Key cash outflow items in 1H2020:

- (i) Investments in the 7th and 8th Hong Kong property projects totalling \$11.4 million (included in investing activities)
- (ii) Investments in Alero projects totalling \$11.6 million (included in both operating and investing activities)
- (iii) Cash of \$10 million from hotel operating business deconsolidated from the Group (included in investing activities)

OPERATING CASH FLOWS



Reduction in operating cash flows due to impact of Covid-19 on ship charter income and hotel income; and inclusion of expenditure for new properties under development (ALERO series) of \$3.4 million under operating cash flows in 1H2020.



Business Updates

SHIPPING BUSINESS

Modification to Shipping Business Sub-segments:

FY2019:

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

From FY2020:

Ship Owning and Chartering

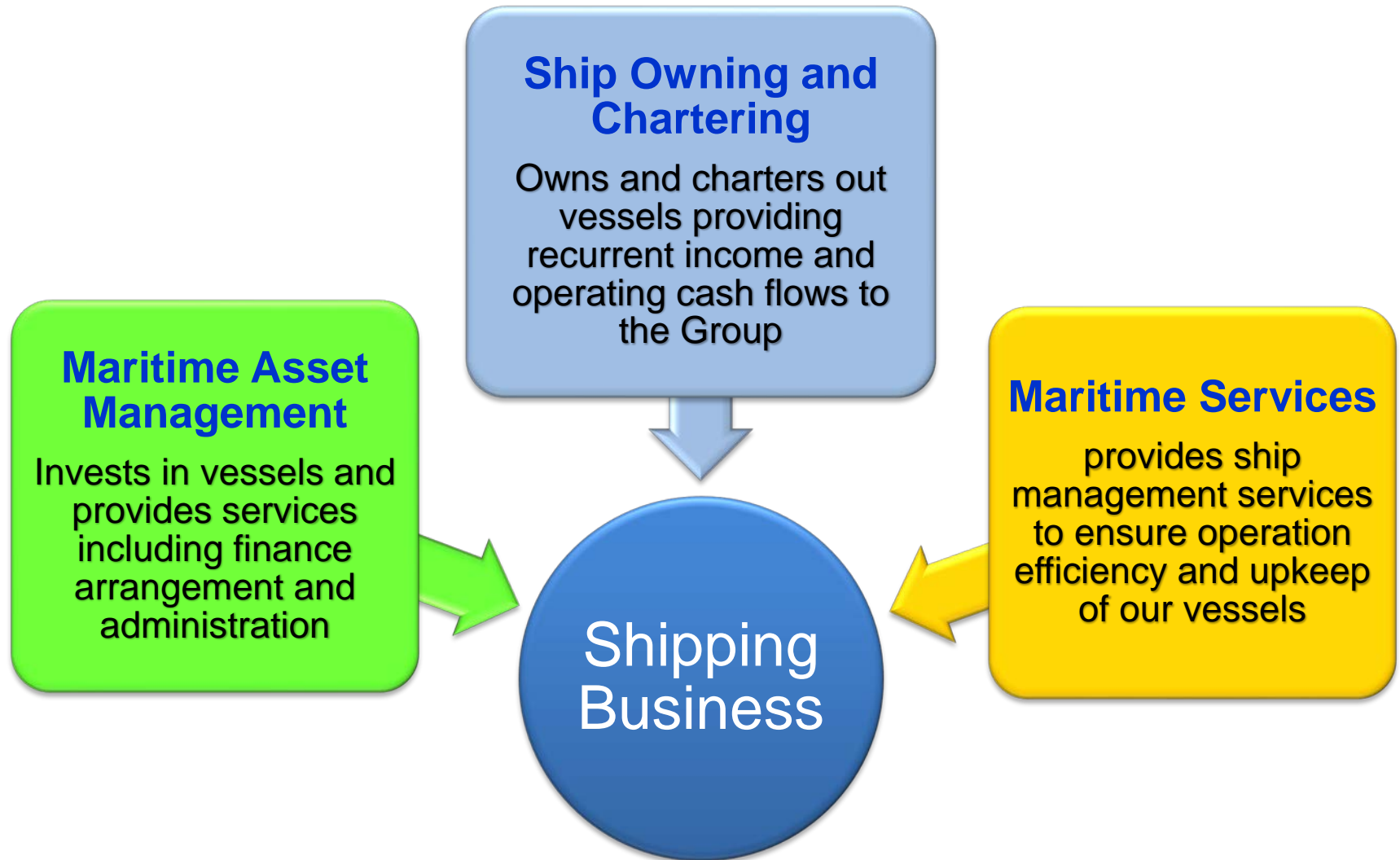
11 wholly-owned vessels
(including 1 leased vessel)

Maritime Asset Management

11 joint-investment vessels

SHIPPING BUSINESS

The Group provides comprehensive solutions to ship investments



SHIPPING BUSINESS

(US\$'000)		1H2020	1H2019	% Change
Shipping	Revenue	15,828	20,836	(24%)
	Net Profit / (Loss)	(11,199)	2,348	N/M
Ship Owning and Chartering <i>Ship Owning/ Leasing & Chartering</i>	Revenue	13,844	18,628	(26%)
	Net Profit / (Loss)	(11,475)	826	N/M
Maritime Asset Management • <i>Investment and Asset Management of Ships</i> • <i>Ship Finance Arrangement</i>	Revenue	1,686	1,628	4%
	Net Profit / (Loss)	(71)	1,019	107%
Maritime Services • <i>Commercial / Technical Management of Ships</i> • <i>Ship Related Brokerage Services</i>	Revenue	1,060	1,346	(21%)
	Net Profit / (Loss)	333	475	(30%)

Loss from shipping business due mainly to:

- Lower charter income from ships on spot rates due to the pandemic;
- \$7.92 million impairment provided for 4 dry bulk carriers and 1 containership with lower ship asset values brought upon by the pandemic; and
- \$1.05 million loan to ship investment written-off

SHIP OWNING AND CHARTERING

Wholly-Owned Vessels Portfolio

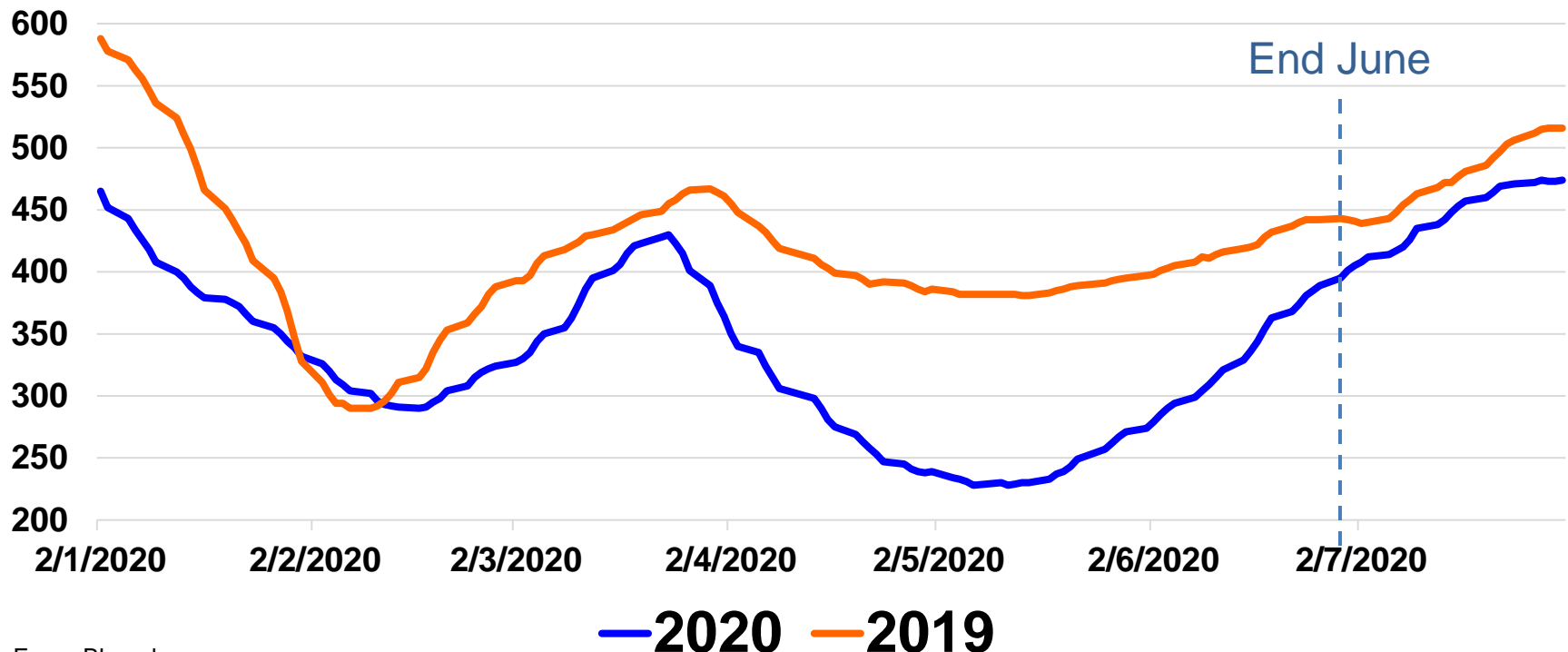
	Name of Subsidiary	Type	Capacity	Year of Built	Shipyard
1	Florida Containership S.A.	Containership	3,500 TEU	2007	Hyundai Mipo
2	Joule Asset Management (Pte.) Limited	Bulker	29,078 DWT	2012	Y-Nakanishi
3	Fulgida Bulkship S.A.	Bulker	29,256 DWT	2009	Y-Nakanishi
4	Karat Bulkship S.A. ⁽¹⁾	Bulker	28,709 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

COVID-19 IMPACT ON SHIPPING BUSINESS

The Baltic Handysize Index (“BHSI”) in 1H2020 had underperformed that in 1H2019 due to Covid-19 pandemic. However, the market had seen some recovery since May 2020.

BHSI Index – 1H2020 vs 1H2019

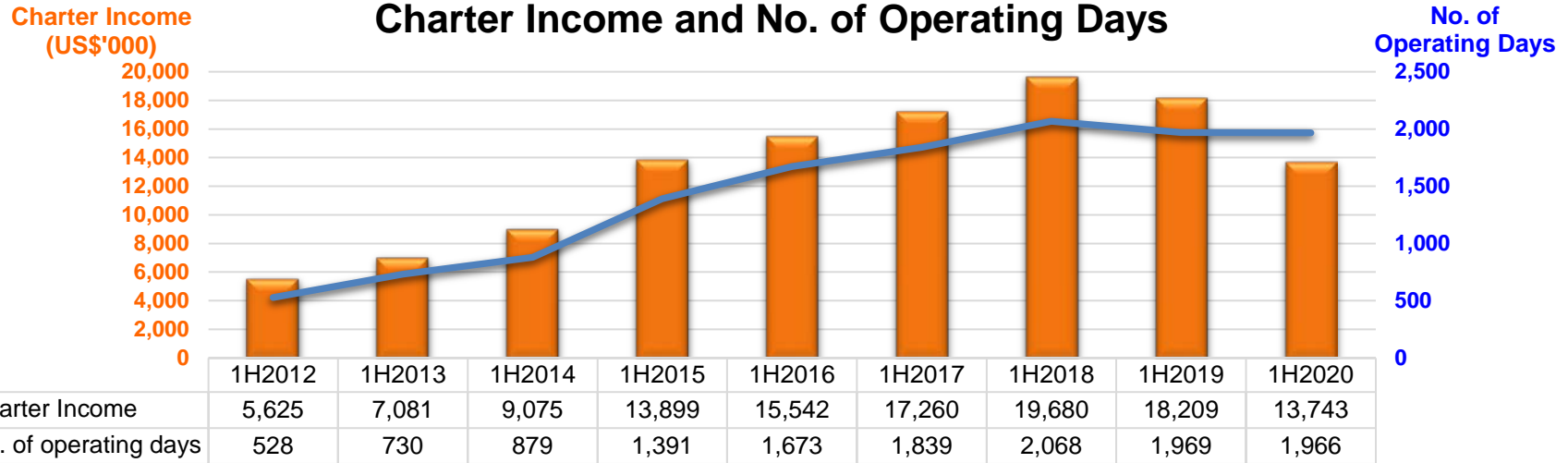


From: Bloomberg

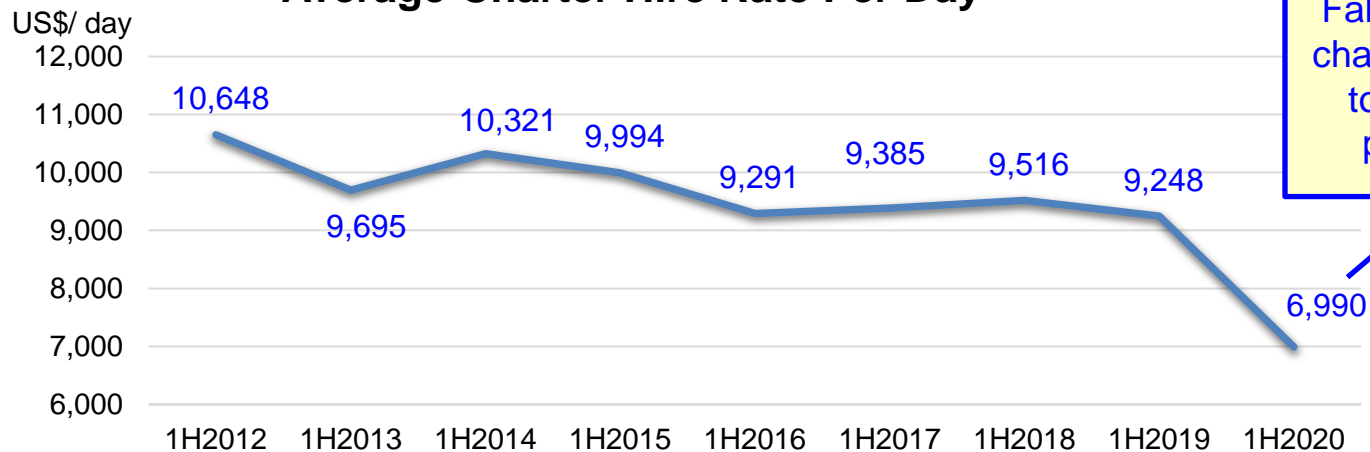
SHIP OWNING AND CHARTERING

Charter Information for Wholly-Owned Vessels Portfolio

Charter Income and No. of Operating Days



Average Charter Hire Rate Per Day



Fall in average charter rate due to Covid-19 pandemic

SHIP OWNING AND CHARTERING

(US\$'000)	1H2020	1H2019	% Change
Turnover	13,844	18,628	(26%)
Charter Income	13,743	18,209	(25%)
Fee Income	242	243	(0%)
Investment Returns	(259)	(13)	N/M
Interest Income	16	68	(76%)
Other Income	102	121	(16%)
Expenses	(23,038)	(15,104)	53%
Profit from Operation	(9,194)	3,524	N/M
Finance costs	(2,281)	(2,698)	(15%)
Profit/ (loss) before Tax	(11,475)	826	N/M
Profit/ (loss) after Tax	(11,475)	826	N/M

Note: 1H2019 figures adjusted to new "Ship Owning and Chartering" business segment

- Smaller charter income contribution of ships on spot rate which were severely affected by Covid-19 pandemic dragged down total charter income.
- \$7.92 million impairment provided for 4 dry bulk carriers and 1 containership with lower ship asset values brought upon by the pandemic.

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 ASSET MANAGEMENT

(US\$'000)	1H2020	1H2019	% Change
Turnover	1,686	1,628	4%
Fee Income	1,585	1,047	51%
Investment Returns	(148)	425	135%
Interest Income	249	156	60%
Expenses	(1,748)	(609)	187%
Profit/ (Loss) from Operation	(62)	1,019	(106%)
Finance costs	(9)	-	-
Profit/ (Loss) before Tax	(71)	1,019	107%
Profit/ (Loss) after Tax	(71)	1,019	107%

Note: 1H2019 figures adjusted for "MAMD" business segment

- Fee income increased due to fees from arrangement deals closed in 1H2020.
- \$1.05 million write-off of loan receivable from ship investment increased expenses.

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.



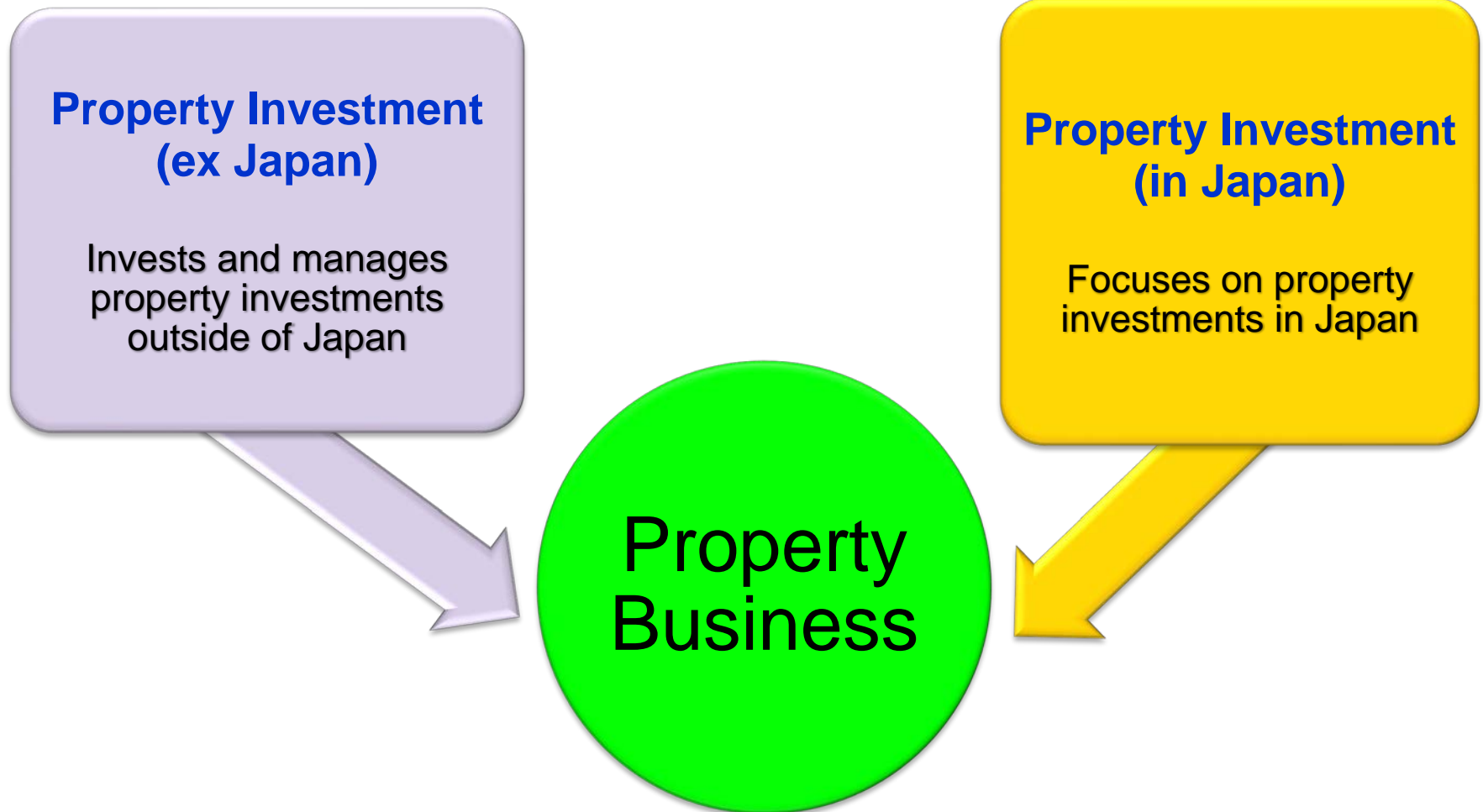
MARITIME SERVICES

(US\$'000)	1H2020	1H2019	% Change
Turnover	1,060	1,346	(21%)
Fee Income	1,044	1,316	(21%)
Interest Income	5	13	(62%)
Other Income	11	17	(35%)
Expenses	(711)	(864)	(18%)
Profit/ (Loss) before Tax	349	482	(28%)
Profit/ (Loss) after Tax	333	475	(30%)

Maritime Services contributed \$0.3 million profit despite the tough business environment

PROPERTY BUSINESS

Under Property business segment, there are two sub-segments:



PROPERTY BUSINESS

(US\$'000)		1H2020	1H2019	% Change
Property (1H2019 adjusted without hotel operations)	Revenue	5,617	7,964	(29%)
	Net Profit / (Loss)	2,809	7,892	(64%)
Property Investment (ex Japan) <i>Investment/Asset Management of Properties ex-Japan</i>	Revenue	1,339	4,519	(70%)
	Net Profit / (Loss)	811	3,957	(80%)
Property Investment (in Japan) <i>Investment/Asset Management of Properties in Japan</i>	Revenue	4,307	3,603	20%
	Net Profit / (Loss)	1,998	3,935	(49%)

Property business contributed \$2.8 million profit to the Group notwithstanding the pandemic, an attestation to the Group's ability to weather the pandemic with varied income source.

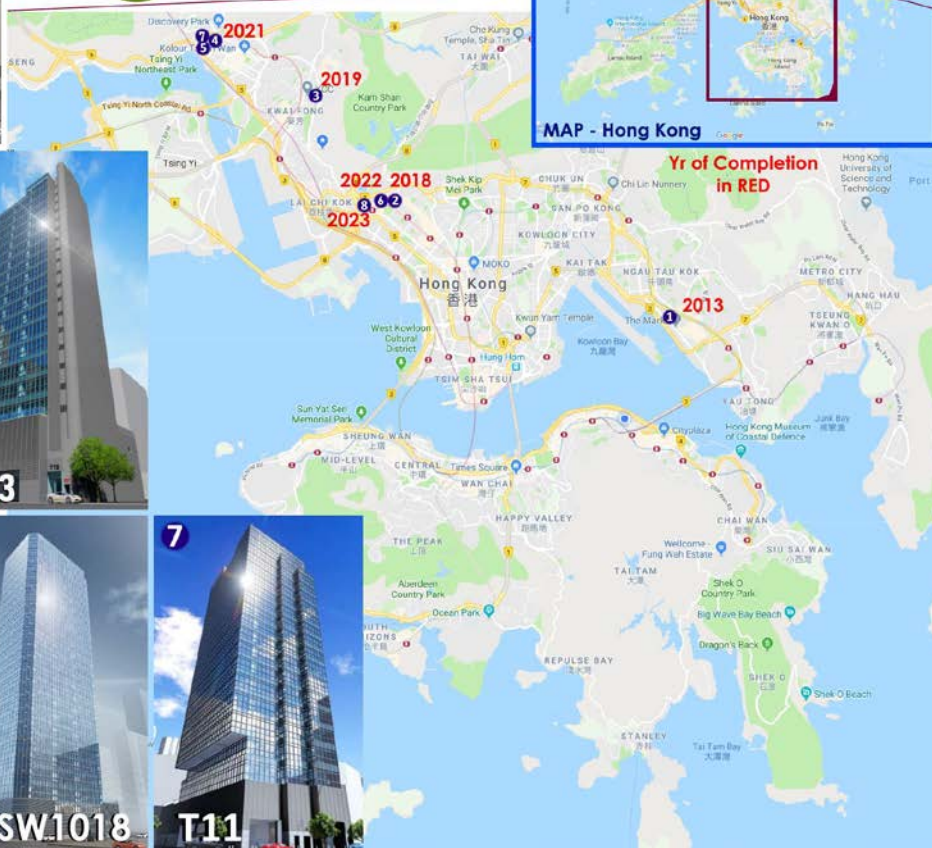
PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business

- The Group has invested in 8 Hong Kong property projects to-date.



LOCATIONS
8HK Projects



Completed

Completed

Completed

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:	Superstructure construction has reached the top floor. Sub-contracting works are underway. Target completion in 4Q2020 with handover around 1Q/2Q2021




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:	<p>Construction of superstructure reaching 8th floor (total 20 floors). Target completion of construction within 2020 and to obtain occupancy permit by 1Q2021.</p> 

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 industrial 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
Current Status:	All foundation works had been completed. Superstructure construction will commence upon government approval on the change in architectural / structural design.



PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business – 8th HK Property Project (CSW918)

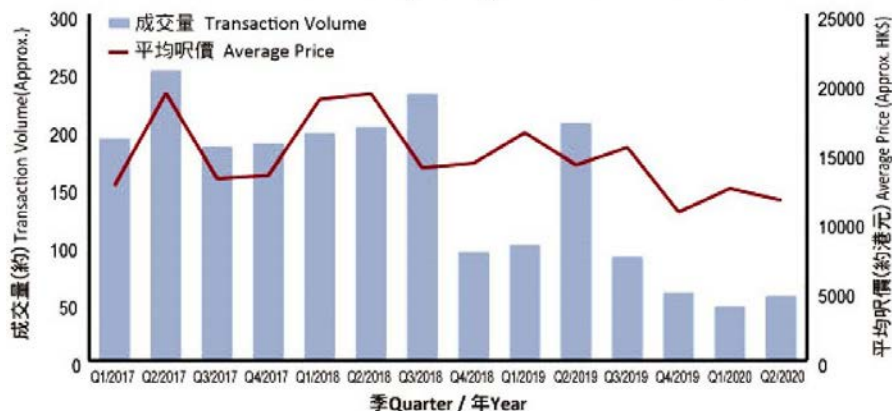
Investment:	HKD33.00 million or around USD4.23 million (3.0% effective ownership)
Location:	916-926 Cheung Sha Wan Road
Project:	An industrial office building to be completed by 2023
Current Status:	Demolition of the old buildings underway. Architectural design for the redevelopment has been submitted to the government for approval.



COVID-19 IMPACT ON HK PROPERTY BUSINESS

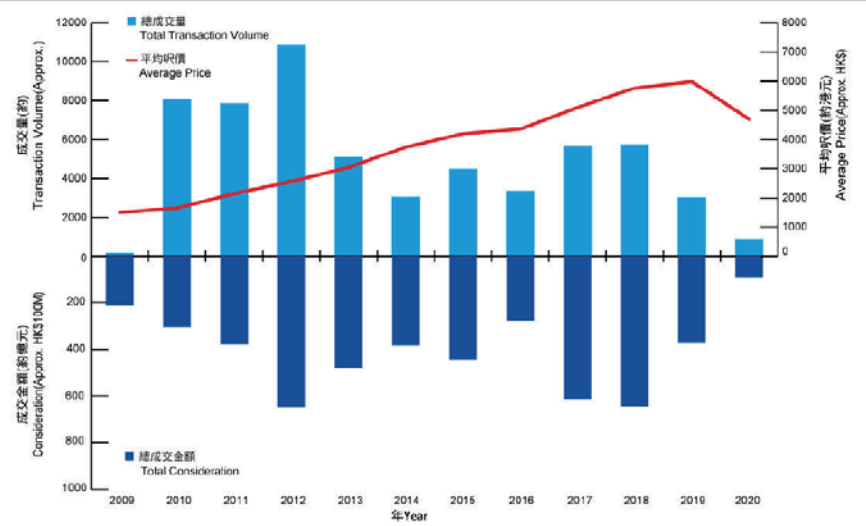
乙級寫字樓買賣成交量及平均呎價走勢圖

Sales Transaction Volume/Average Price of Grade-B Offices



Source: Centaline Commercial July 2020

工廈市場買賣成交走勢圖
Sales Transaction Report of Industrial Property Market



The Hong Kong office and industrial property market had softened in 1H2020 compared to 1H2019 due to Covid-19 pandemic and geopolitical factors. Both sellers and buyers are cautious about entering into transactions during this period of uncertainties. Notwithstanding, preparation to launch pre-sale of the Group's 4th and 5th project is underway so as to take advantage of any possible window of opportunity that may arise in the near term.

PROPERTY INVESTMENT EX JAPAN

(US\$'000)	1H2020	1H2019	% Change
Turnover	1,339	4,519	(70%)
Fee Income	388	225	72%
Investment Returns	881	4,239	(79%)
Interest Income	63	38	66%
Other Income	7	17	(59%)
Expenses	(528)	(562)	(6%)
Profit/ (Loss) before Tax	811	3,957	(80%)
Profit/ (Loss) after Tax	811	3,957	(80%)

No significant gains were recorded for HK property projects in 1H2020 resulting in a decrease in profit for 1H2020.

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

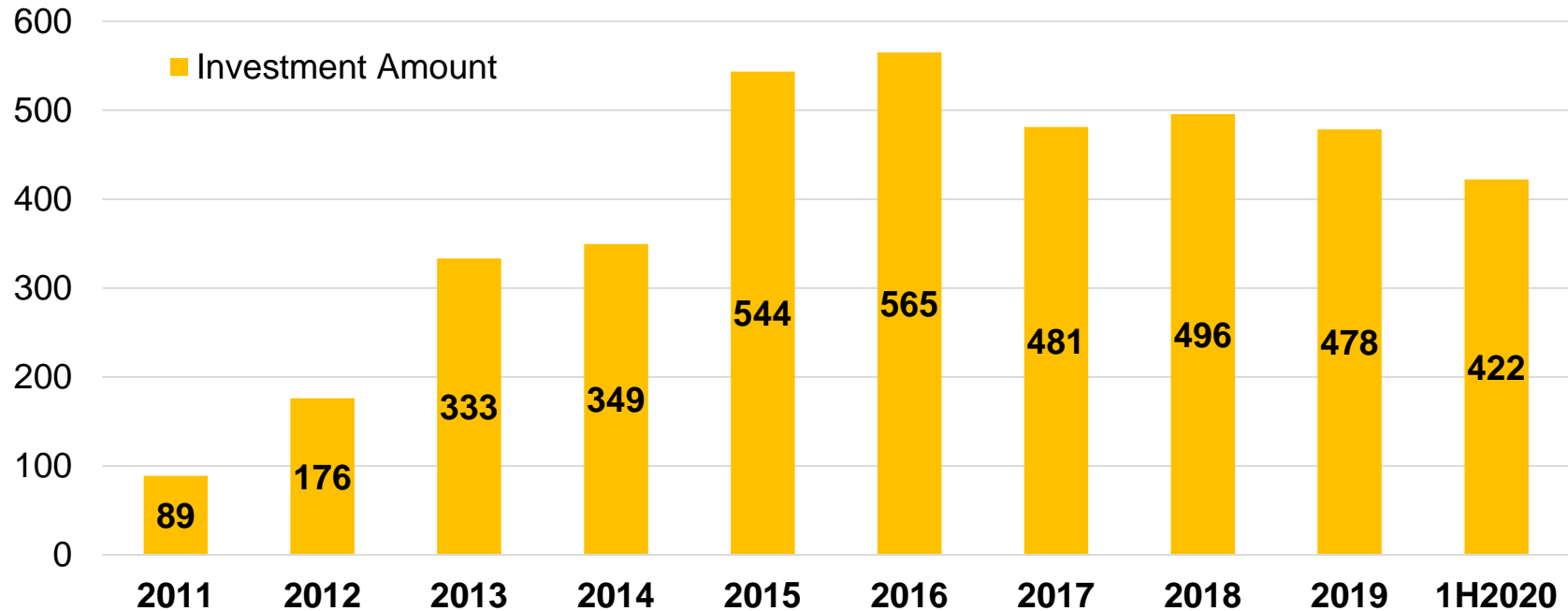
Small Residential Property Business in Japan

- Average investment period < 2 years
- Investment amount: ~USD3m to USD5m
- Investment stake ranges from 10% to 100%



(JPY million)

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



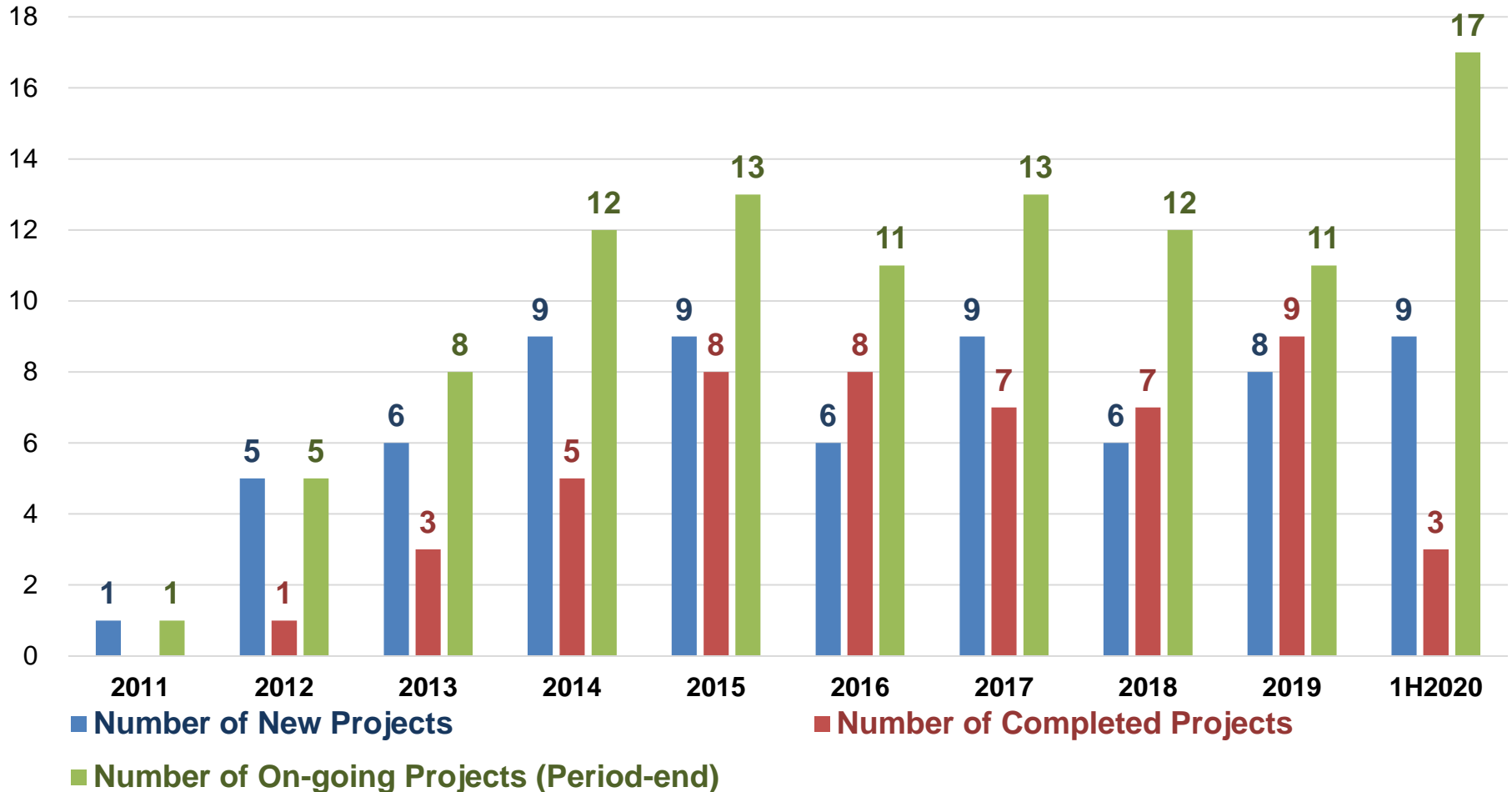
Upon completion of construction – leasing management



PROPERTY INVESTMENT IN JAPAN

Small Residential Property Business in Japan

No. of Alero Projects
(Including Construction Management Projects)

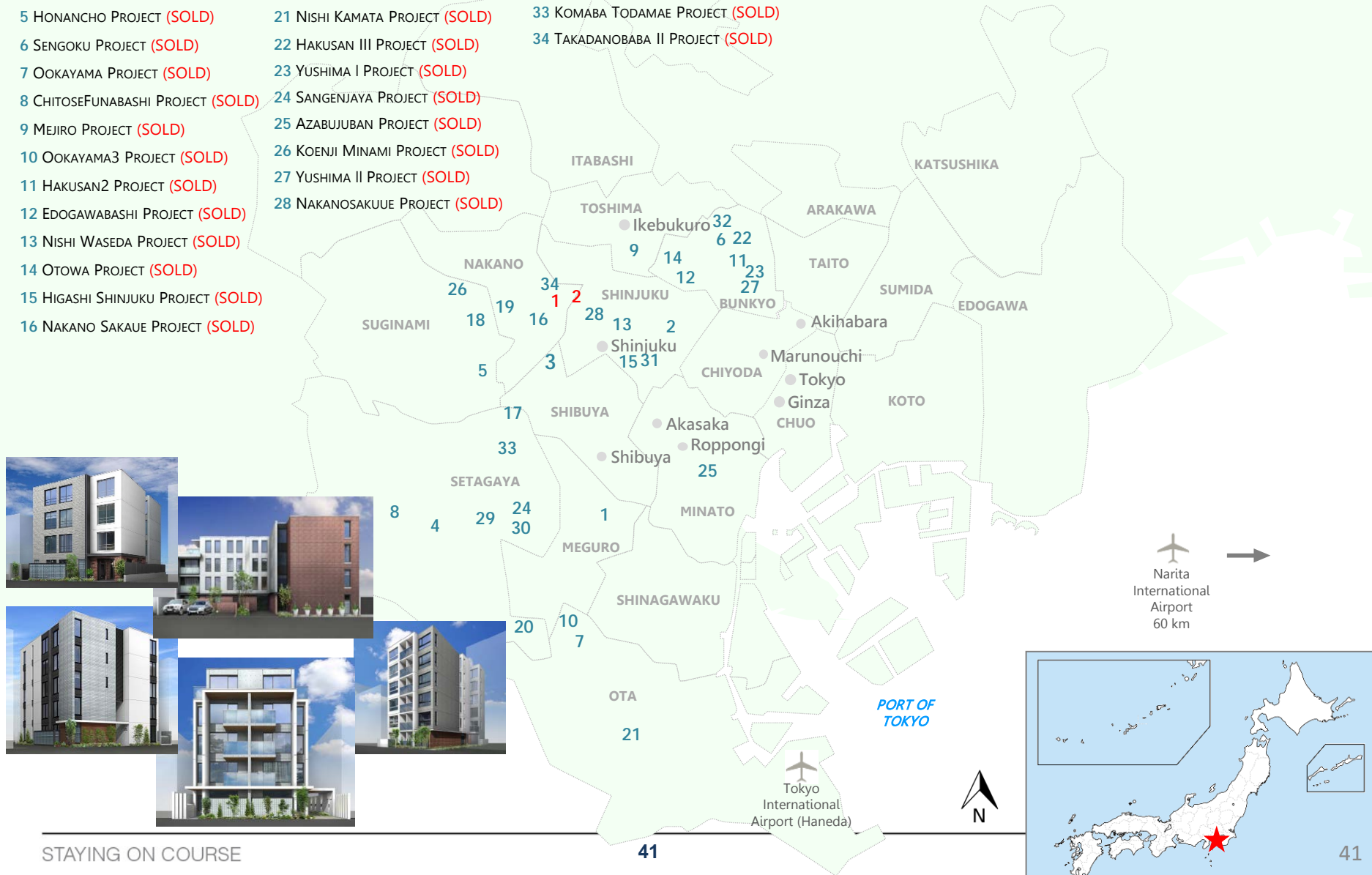


SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN (SOLD & HOLDING PROJECTS)

- | | | |
|------------------------------------|----------------------------------|---------------------------------------|
| 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) | 33 KOMABA TODAMAE PROJECT (SOLD) |
| 6 SENGOKU PROJECT (SOLD) | 22 HAKUSAN III PROJECT (SOLD) | 34 TAKADANOBABA II 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)



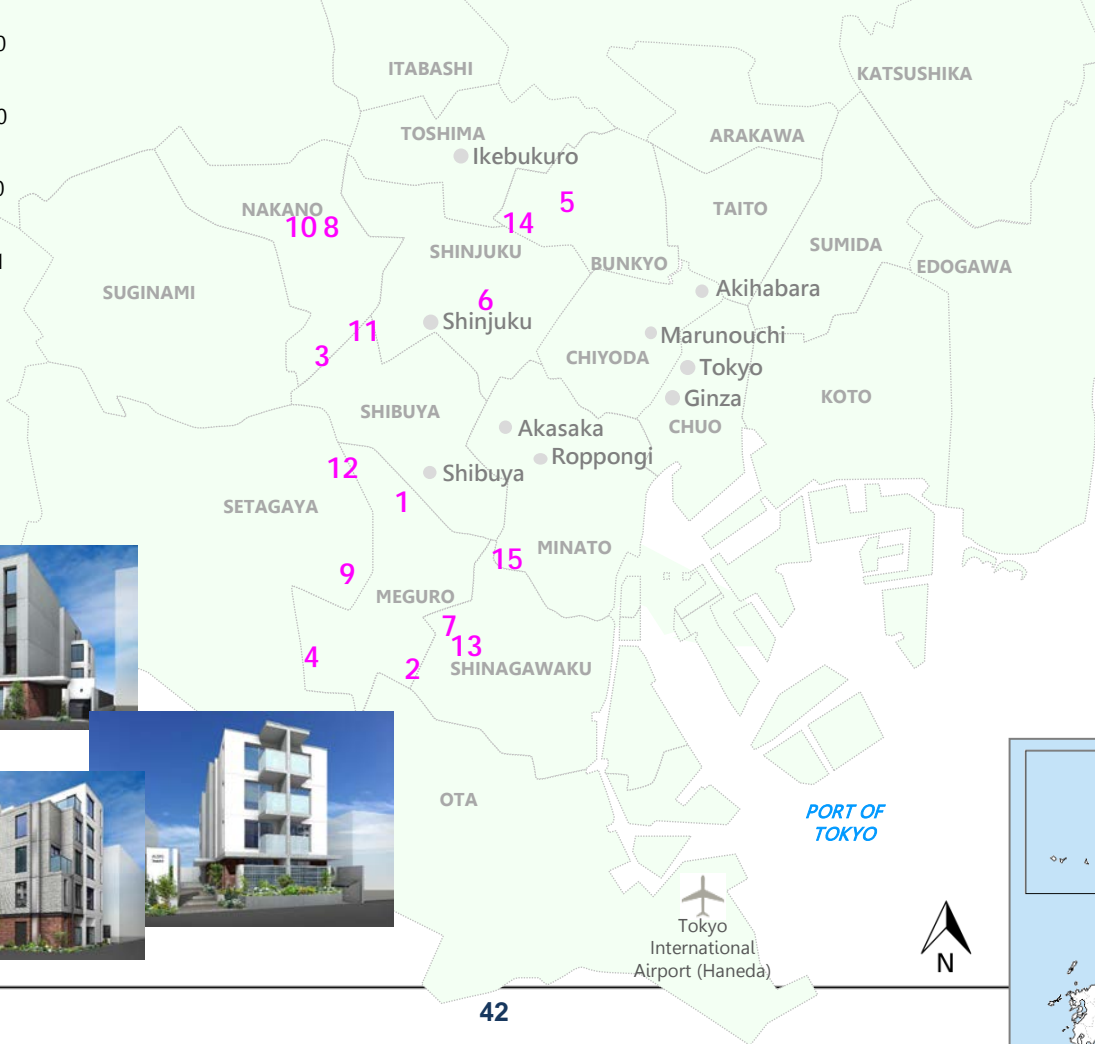
STAYING ON COURSE

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

- 1 IKEJIRI OHASHI PROJECT
scheduled for completion in Dec 2020
- 2 SENZOKU PROJECT (IN SALE ACTIVITY)
construction completed in Mar 2020
- 3 SASAZUKA II PROJECT
scheduled for completion in Aug 2020
- 4 NAKANE PROJECT
scheduled for completion in July 2020
- 5 HAKUSAN 2-23 PROJECT
scheduled for completion in Sep 2020
- 6 YOTSUYA 4 PROJECT
scheduled for completion in Dec 2020
- 7 MUSASHIKOYAMA PROJECT
scheduled for completion in Oct 2020
- 8 SHIN NAKANO PROJECT
scheduled for completion in Feb 2021

- 9 GAKUGEI DAIGAKU PROJECT
scheduled for completion in Feb 2021
- 10 NAKANO 5 PROJECT
scheduled for completion in Apr 2021
- 11 NAKANO SHINBASHI(YAYOICHO) PROJECT
scheduled for completion in Mar 2021
- 12 TASHIDO PROJECT
scheduled for completion in Mar 2021

- 13 MUSASHI KOYAMA II (EBARA) PROJECT
scheduled for completion in Dec 2020
- 14 TAKADA PROJECT
scheduled for completion in Mar 2021
- 15 SHIROKANE PROJECT
scheduled for completion in Jun 2021



Narita International Airport
60 km

Tokyo International Airport (Haneda)

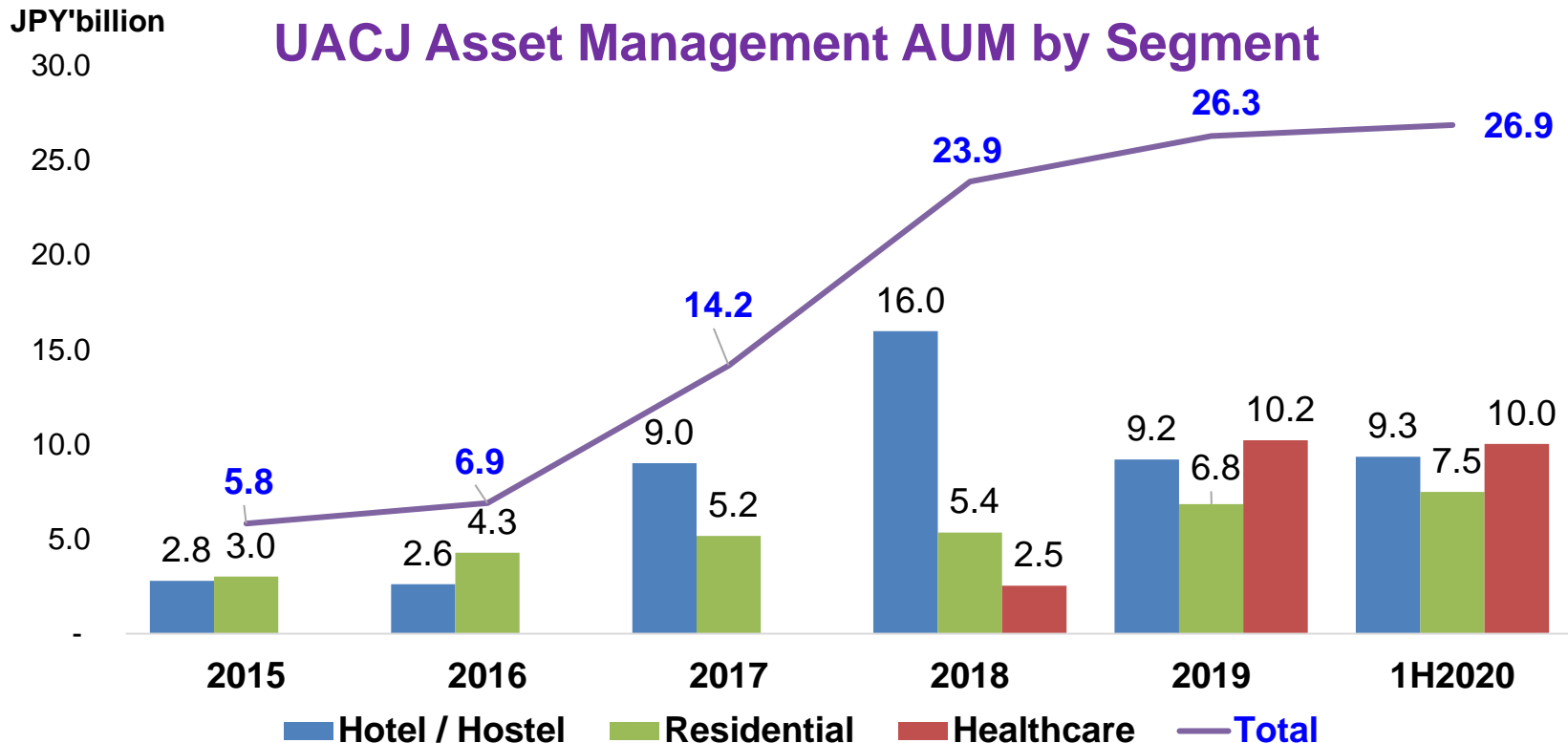


PROPERTY INVESTMENT IN JAPAN

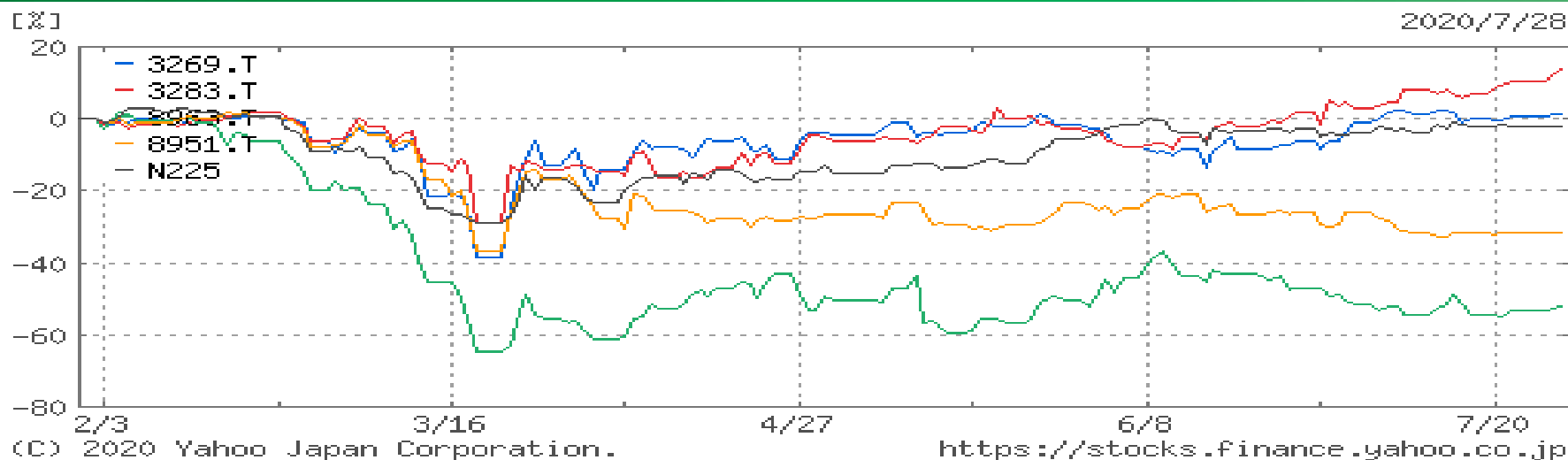
Asset Management Business

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



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 followed by office are the worst-hit amongst all the sectors.

The Group's Japan property business is the most resilient amongst the Group's business segments in the current Covid-19 pandemic. This business segment is progressing per the Group's pre-Covid-19 business plan.

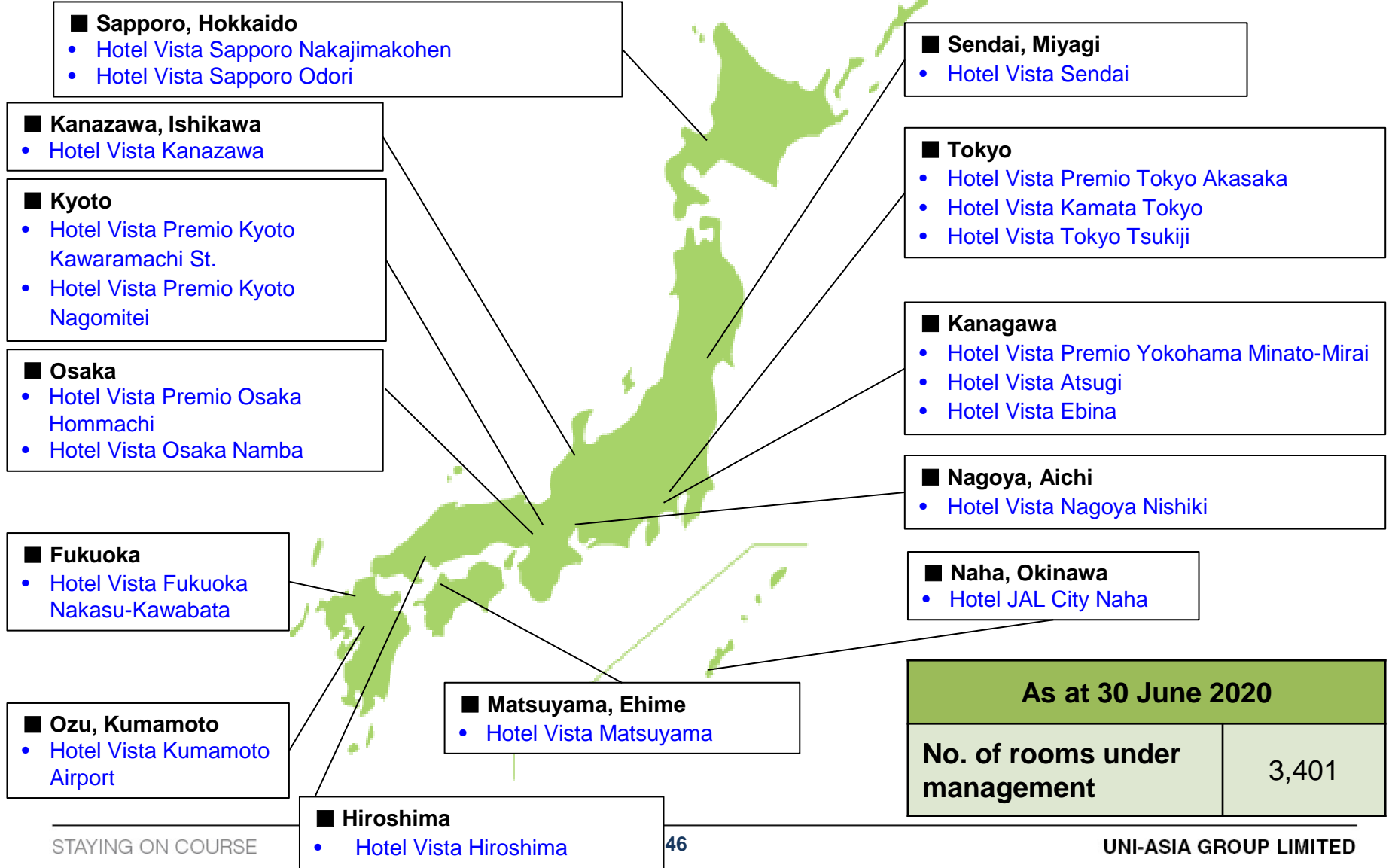
PROPERTY INVESTMENT IN JAPAN

(US\$'000)	1H2020	1H2019	% Change
Turnover	4,307	3,603	20%
Fee Income	2,248	2,210	2%
Investment Returns	1,732	1,177	47%
Interest Income	305	216	41%
Other Income	22	-	-
Expenses	(1,829)	2,320	(179%)
Profit/ (Loss) from Operation	2,478	5,923	(58%)
Finance costs	(107)	(1,913)	(94%)
Profit/ (Loss) before Tax	2,371	4,010	(41%)
Profit/ (Loss) after Tax	1,998	3,935	(49%)

Despite the pandemic and no sale of significant investments, Property Investment In Japan business segment contributed \$2 million profit to the Group.

VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations



■ **Sapporo, Hokkaido**

- Hotel Vista Sapporo Nakajimakohen
- Hotel Vista Sapporo Odori

■ **Sendai, Miyagi**

- Hotel Vista Sendai

■ **Kanazawa, Ishikawa**

- Hotel Vista Kanazawa

■ **Tokyo**

- Hotel Vista Premio Tokyo Akasaka
- Hotel Vista Kamata Tokyo
- Hotel Vista Tokyo Tsukiji

■ **Kyoto**

- Hotel Vista Premio Kyoto Kawaramachi St.
- Hotel Vista Premio Kyoto Nagomitei

■ **Kanagawa**

- Hotel Vista Premio Yokohama Minato-Mirai
- Hotel Vista Atsugi
- Hotel Vista Ebina

■ **Osaka**

- Hotel Vista Premio Osaka Hommachi
- Hotel Vista Osaka Namba

■ **Nagoya, Aichi**

- Hotel Vista Nagoya Nishiki

■ **Fukuoka**

- Hotel Vista Fukuoka Nakasu-Kawabata

■ **Naha, Okinawa**

- Hotel JAL City Naha

■ **Ozu, Kumamoto**

- Hotel Vista Kumamoto Airport

■ **Matsuyama, Ehime**

- Hotel Vista Matsuyama

■ **Hiroshima**

- Hotel Vista Hiroshima



Appendix 1 - Corporate Information

BUSINESS MODEL

- Manage and/or operate assets to enhance asset value and recurring income.

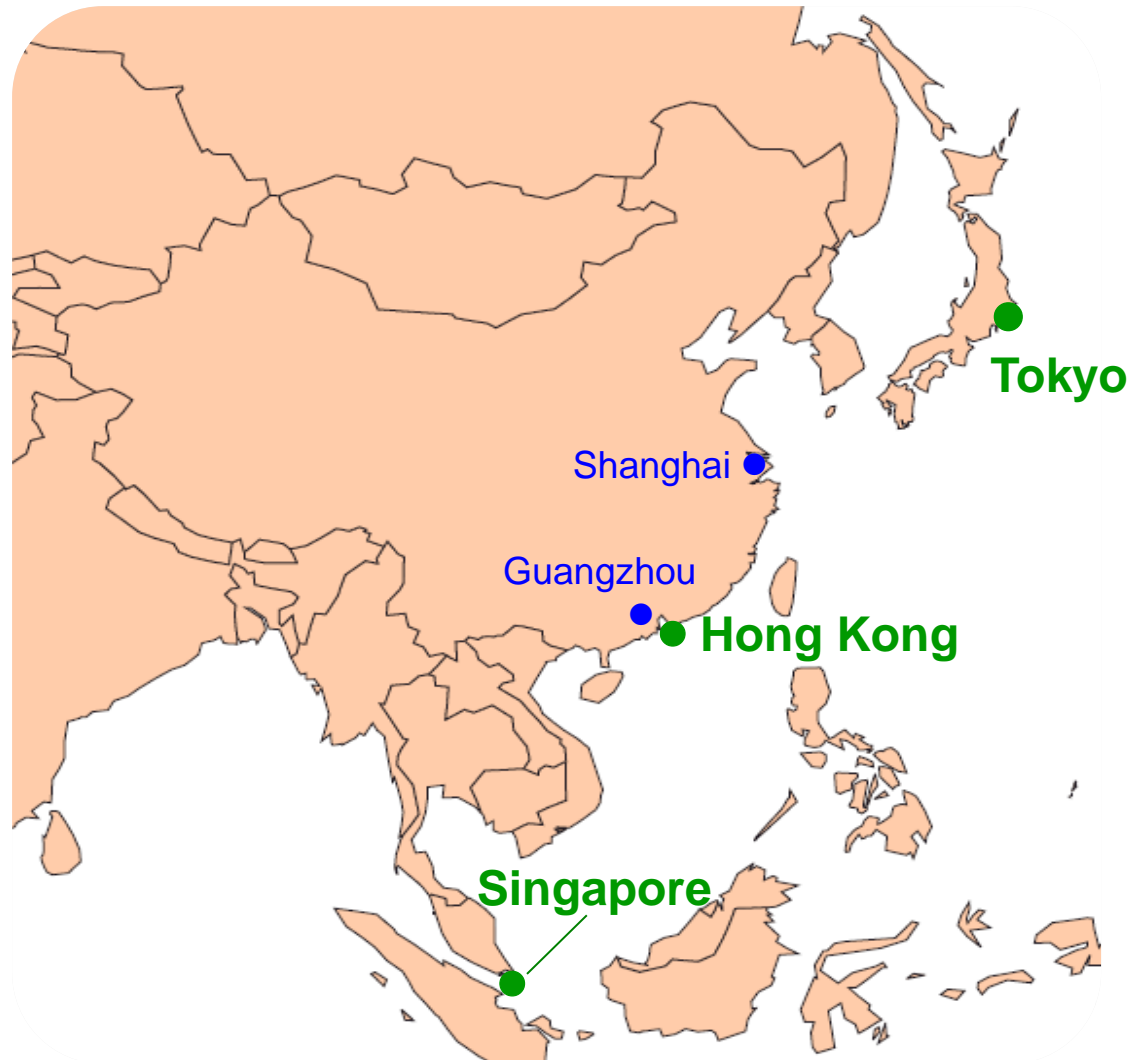
- Acquire assets at competitive prices.
- Provide clients solutions relating to alternative assets including ship and property finance arrangement, sale and purchase arrangement.



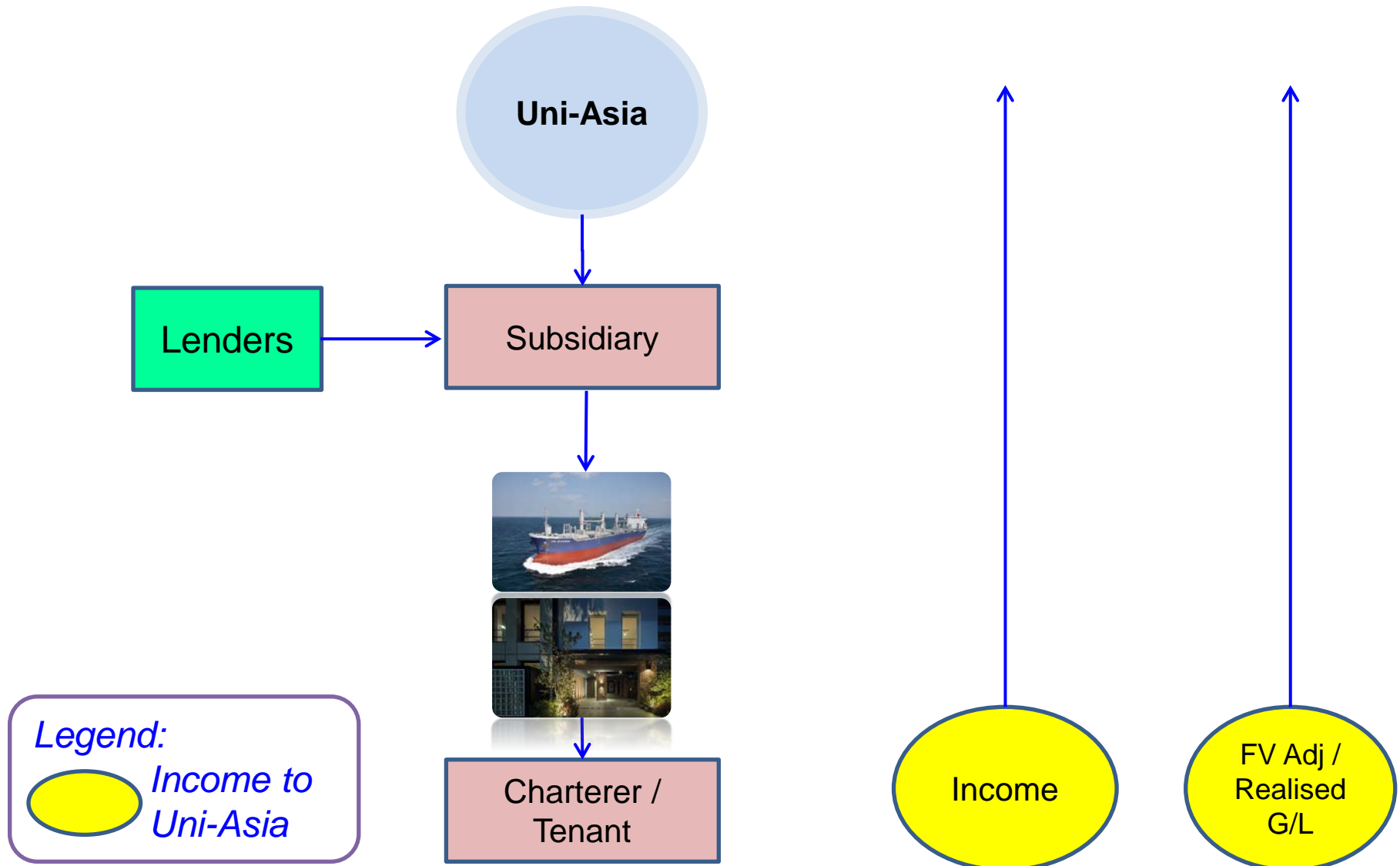
- Capital returns
- Recurring income including charter income, administration fee income.
- Ad hoc fee including finance arrangement fee, broking fee

CORPORATE PROFILE

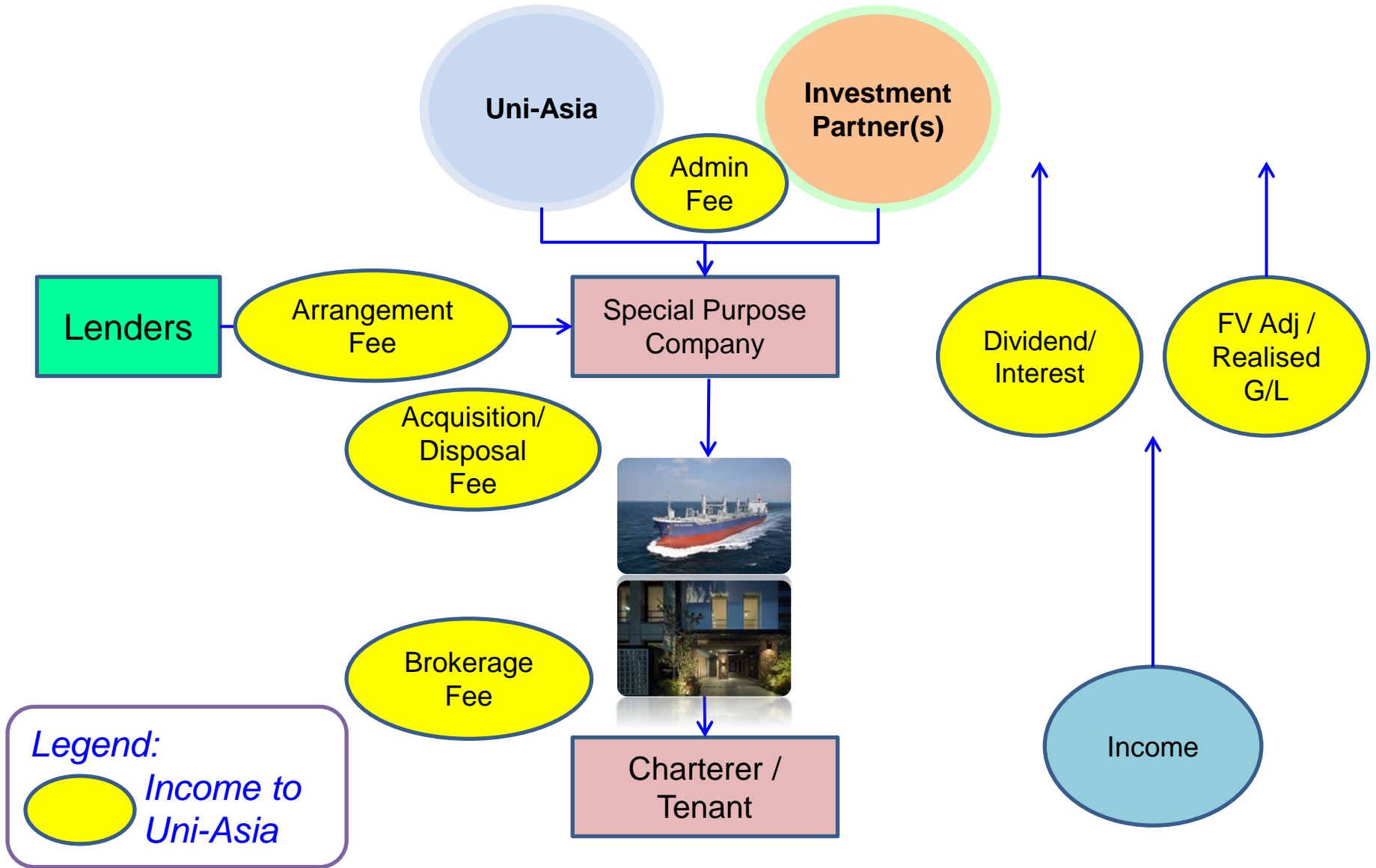
- 🌐 Founded on
17 March 1997
- 🌐 Listed on Singapore
Exchange on
17 August 2007
- 🌐 Completed Scheme of
Arrangement in 2017
with Singapore
incorporated listco –
Uni-Asia Group Limited
- 🌐 Bloomberg Code:
UAG:SP
- 🌐 SGX Stock Code:
CHJ



BUSINESS MODEL EXAMPLE - SUBSIDIARY



BUSINESS MODEL EXAMPLE – JV STRUCTURE



BUSINESS SEGMENTS



SHIPPING

Ship Owning
and Chartering

Ship Owning
and Chartering

Maritime
Asset
Management

- Investment/
Asset
Management
of Ships
- Finance
Arrangement

Maritime
Services

- Commercial/
Technical
Management
of Ships
- Ship Related
Brokerage
Services

PROPERTY

Property
Investment
(ex Japan)

Investment/
Asset
Management
of Properties
ex-Japan

Property
Investment
(in Japan)

Investment/
Asset
Management
of Properties
in Japan

HEADQUARTERS

Headquarters'
Shared Corporate
Services



Thank you