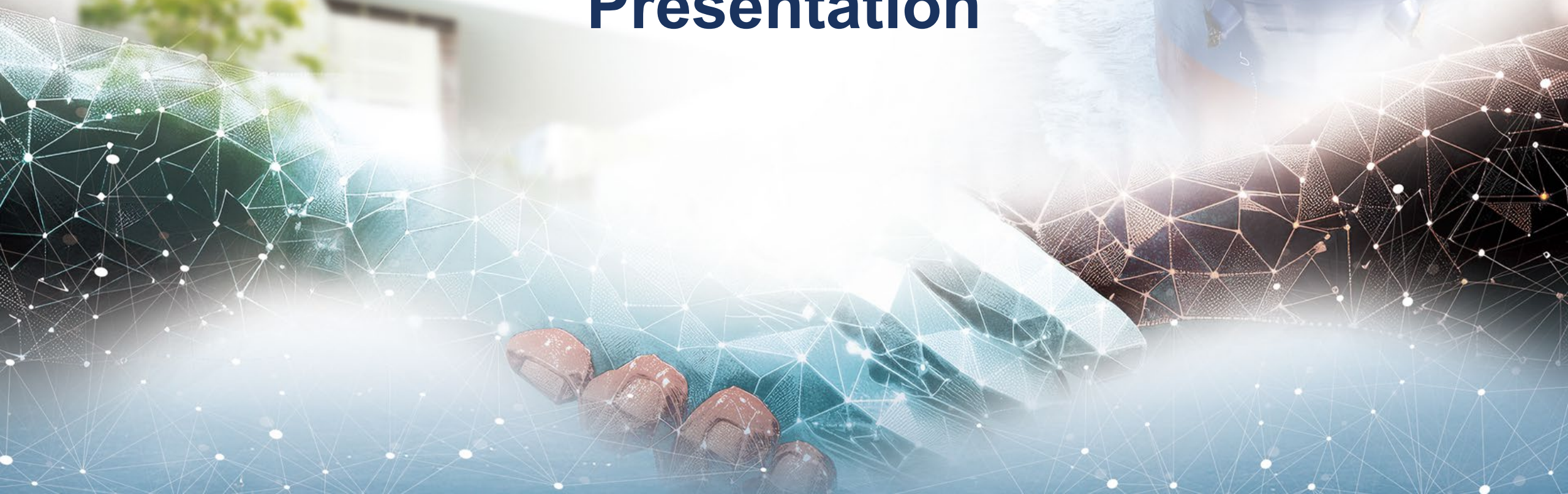




**UNI-ASIA  
GROUP LIMITED**

Registration No. 201701284Z  
Incorporated in the Republic of Singapore

# 1Q2026 Corporate 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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(65) 6438 1800



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- **Corporate Overview**
- **1Q2026 Selected Financial Highlights**
- **Business Update**





**UNI-ASIA**  
GROUP LIMITED

# Corporate Overview



# Corporate Profile



The Group was founded on 17 March 1997



Listed on Singapore Exchange on 17 August 2007



Bloomberg Code: UAG:SP



SGX Stock Code: CHJ



Total number of issued shares: 78,599,987



The Group's 3 main offices are in Hong Kong, Tokyo and Singapore.



# Business Model



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

1



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

2

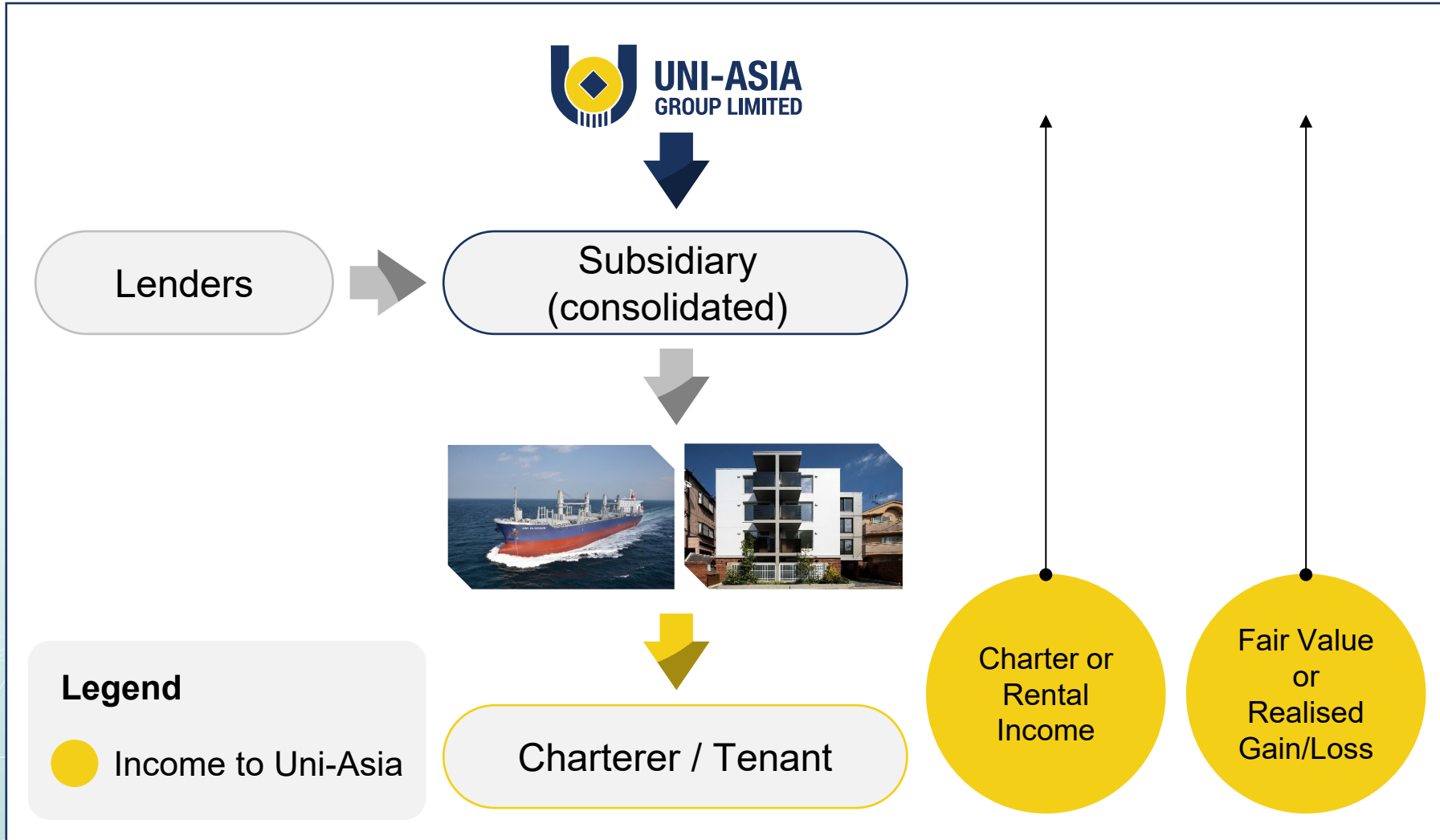


- Capital returns
- Recurring income including charter income, administration fee income.
- Ad hoc fee including finance arrangement fee, brokerage fee.

3

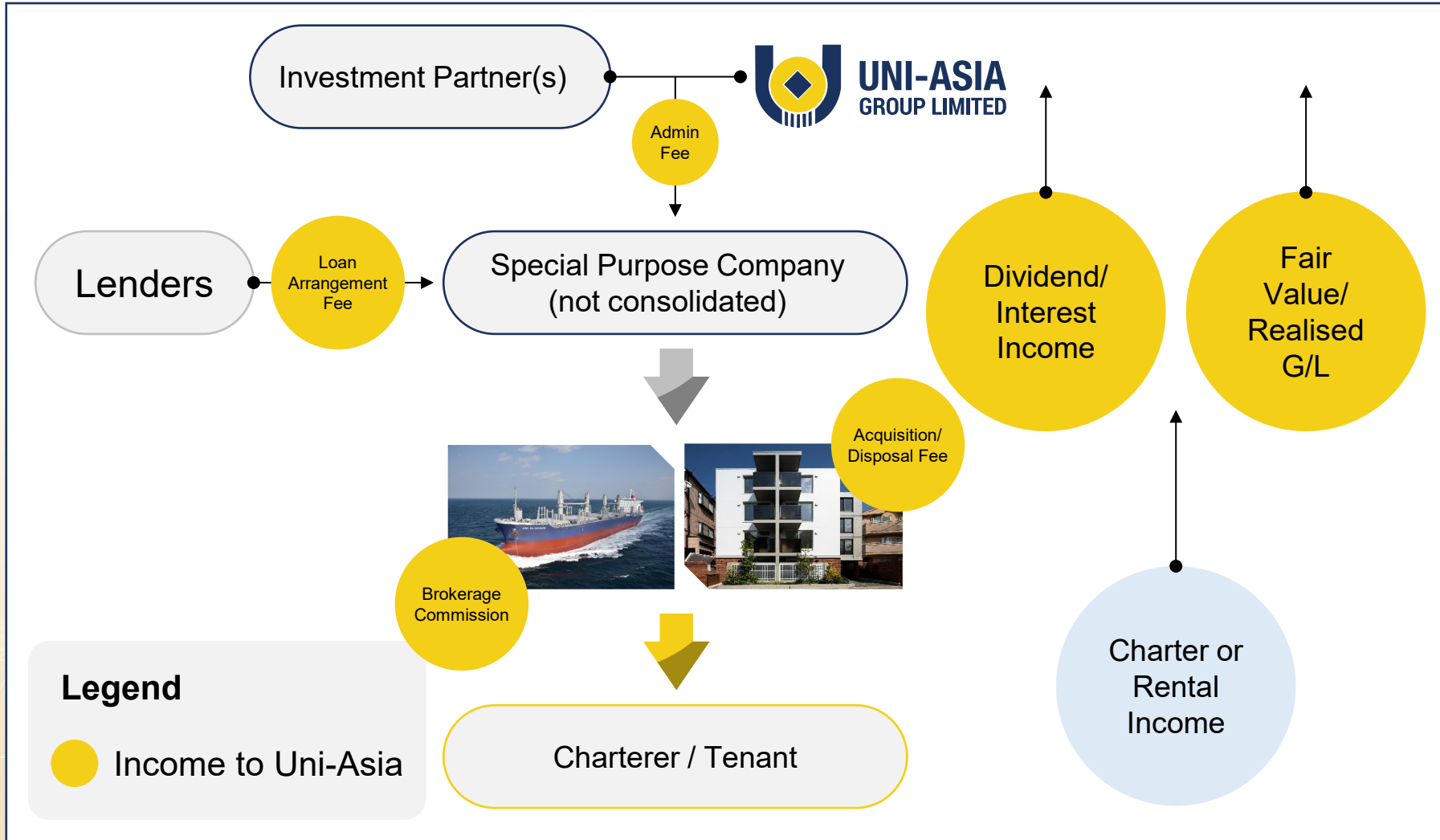


# Business Model Example - Subsidiary





# Business Model Example – JV Structure





# Business Segments



## SHIPPING



- Ship Owning and Chartering

- Investment/ Asset Management of Ships
- Finance Arrangement

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



## PROPERTY



- Investment/ Asset Management of Properties ex-Japan

- Investment/ Asset Management of Properties in-Japan



**UNI-ASIA**  
GROUP LIMITED

**1Q2026**  
**Selected**  
**Financial Highlights**



# 1Q2026 Business Update Summary

## Shipping Business

The Group continued its fleet renewal and operational resilience strategy in 1Q2026. MV Glengyle successfully resumed operations on 22 April 2026 following completion of permanent repairs in Zhoushan, PRC, supporting the normalisation of earnings contribution.

The Group also signed its first newbuilding contract in more than 10 years with Nihon Shipyard for a 40,000 dwt eco-spec bulk carrier, reinforcing its strategy of building a younger, higher-quality and environmentally efficient Japanese-built fleet.

As at 22 April 2026, all nine wholly owned / majority owned vessels were contributing to the Group's cash flows and profits.

The Group's Maritime Asset Management Department ("MAMD") also continued to contribute positively through ship finance arrangement activities, including the successful closing of a transaction in 1Q2026. In addition, Ms. Yumiko Kanda, head of MAMD, was invited to speak as a panelist at the 17<sup>th</sup> Annual Marine Money Hong Kong Ship Finance Forum on 28 April 2026, reflecting the Group's growing recognition and standing within the ship finance industry.

## Japan Property Business

The Group's Japan property platform continued to expand in 1Q2026. Two ALERO residential projects, ALERO Osaki and ALERO Nakameguro, were completed and sold during the quarter, while one new ALERO project was added, resulting in 10 ongoing projects as at 31 March 2026.

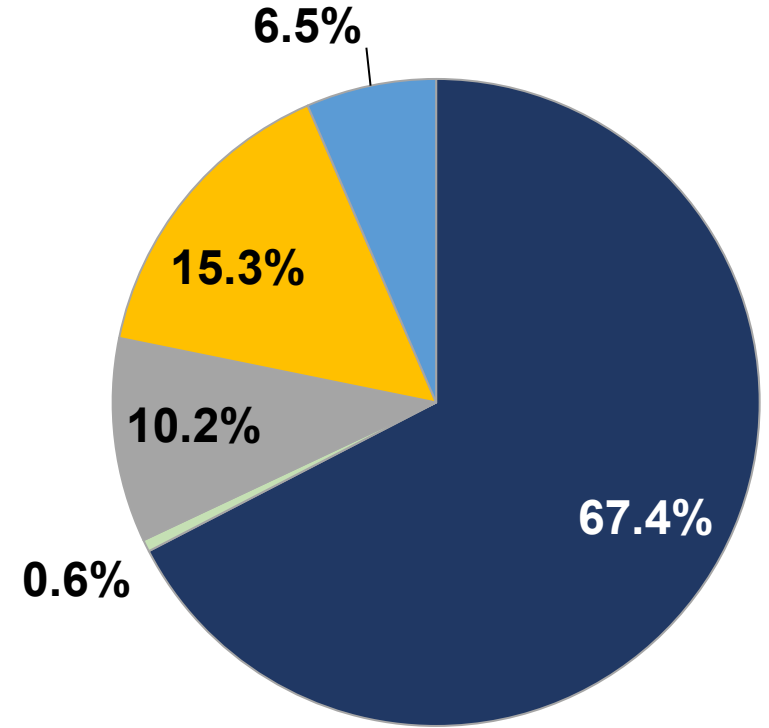
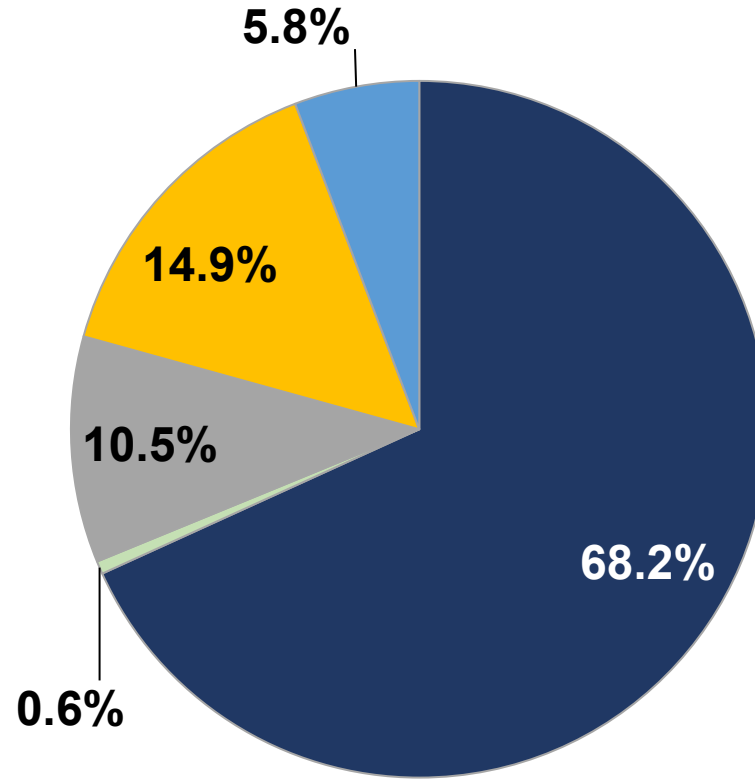
In addition, Uni-Asia Capital (Japan) Ltd ("UACJ") was appointed as asset manager of the Takashimaya-sponsored Sanitas I Fund in March 2026, overseeing a portfolio of healthcare and specialised residential assets comprising five properties across four sites in Japan, further strengthening UACJ's reputation and capabilities in Japan real estate and healthcare-related asset management.

As at 31 March 2026, UACJ's assets under management stood at JPY60.0 billion across hotel/resort, healthcare/group home, residential and PFI asset classes.



# Total Assets Allocation

- Maritime Investment
- Property Investment (ex-Japan)
- Property Investment (in-Japan)
- Cash and Cash Equivalents
- Others



US\$'million	31 March 2026	31 December 2025
<b>Total Assets</b>	218.1	222.1



# Cash Flows



(US\$'000)

1Q2026

1Q2025



Cash and cash equivalents at beginning of the period

33,991

45,523



Cash Inflows / (Outflows)

- Operating Activities
- Investing Activities
- Financing Activities
- Effect of exchange rate changes

4,504

(2,668)

(2,057)

(11,940)

(3,618)

10,295

(175)

299



Net Cash Inflows / (Outflows) for the year

(1,346)

(4,014)



Cash and cash equivalents at the end of the period

32,645

41,509

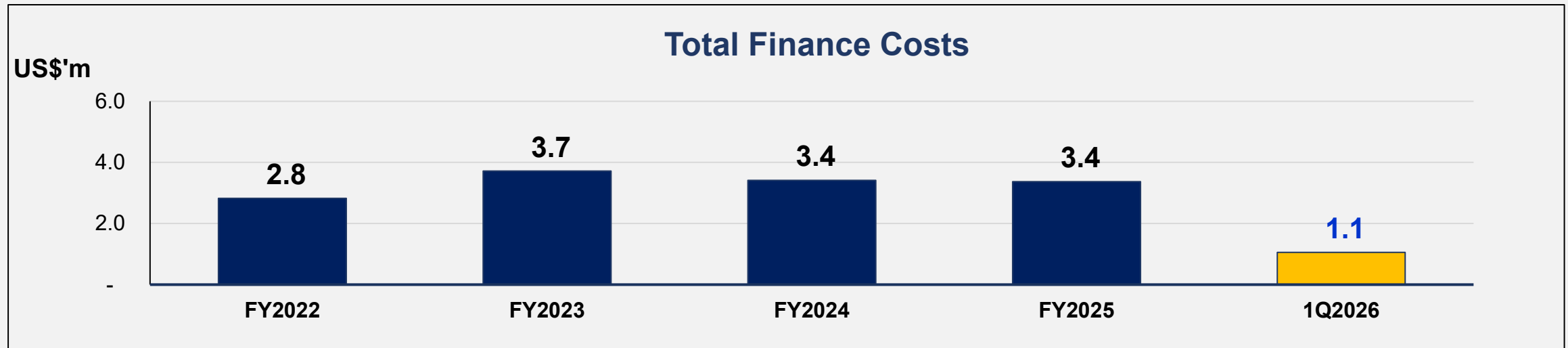
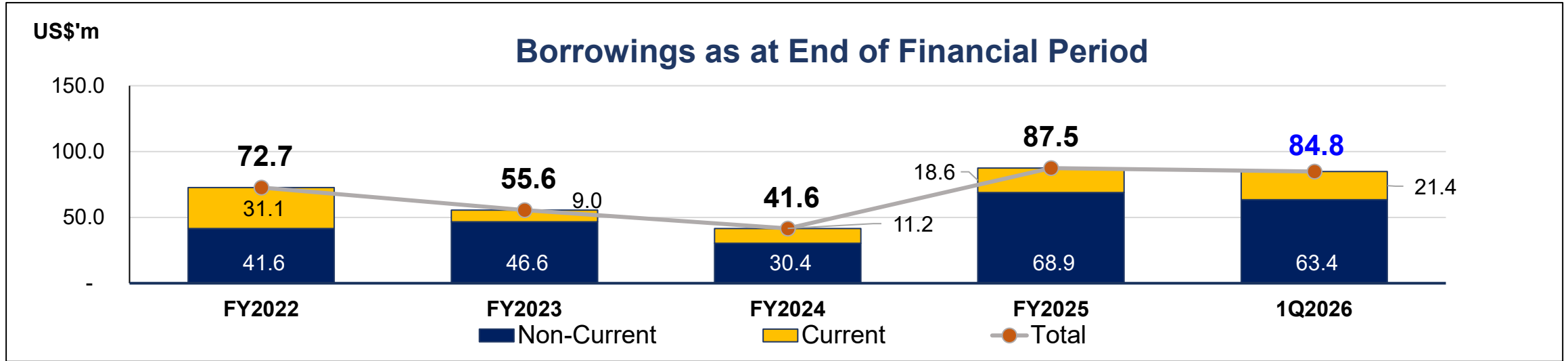
**Operating activities:** Net cash inflow of US\$4.5 million in 1Q2026, mainly attributable to contributions from a higher proportion of quality vessels to operating cash flows.

**Investing activities:** Net cash outflow of US\$2.1 million, mainly due to deposits paid for a newbuilding vessel and investments in Japan properties.

**Financing activities:** Net cash outflow of US\$3.6 million, arising mainly from scheduled repayments of borrowings.



# Borrowings





# Borrowings vis-à-vis Cash

As at 31 Mar 2026 Borrowings Collateralised By:	Current Borrowings USD'm	Non-Current Borrowings USD'm	Total Borrowings USD'm	Book Values of Assets Collateralised USD'm
Ship assets	9.5	58.2	67.7	146.3
Property assets	9.9	3.2	13.1	17.2
No collateral	2.0	2.0	4.0	–
<b>Total</b>	<b>21.4</b>	<b>63.4</b>	<b>84.8</b>	<b>163.5</b>

	USD'm	
Total Secured Borrowings	80.8	Borrowings are 49.4% of book value of total assets collateralised
Total Book Value of Assets Collateralised	163.5	
Total Cash	32.6	



As at 31 March 2026, the Group had borrowings of US\$80.8 million secured against assets with an aggregate book value of US\$163.5 million, as well as unsecured borrowings of US\$4.0 million.



As at the same date, the Group held cash of US\$32.6 million.



Accordingly, the Group's asset base and liquidity position remain sufficient to meet its debt servicing and repayment obligations.



# Business Update



**UNI-ASIA**  
GROUP LIMITED

# Shipping

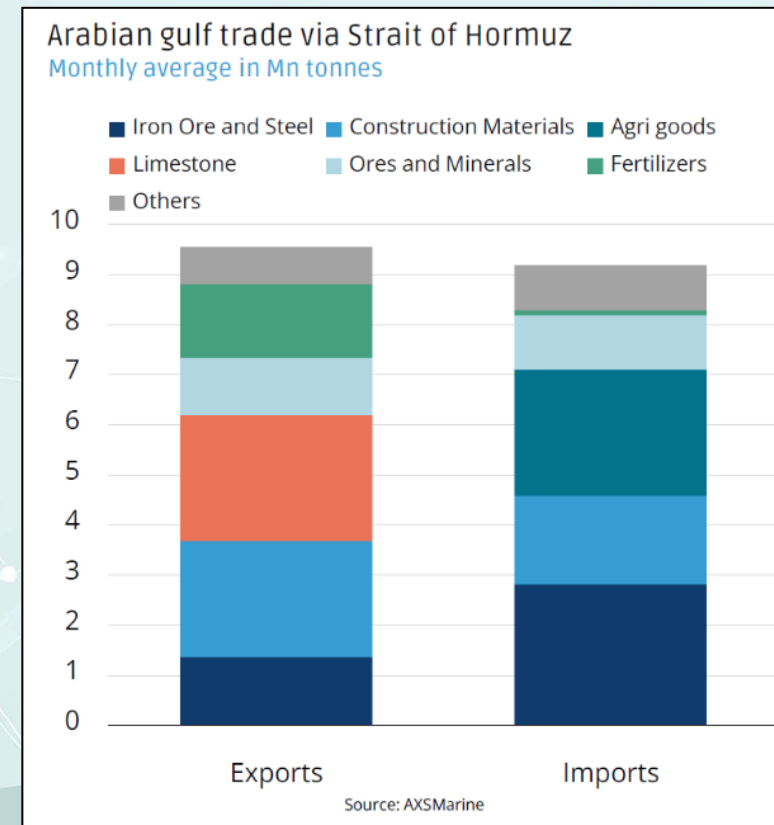
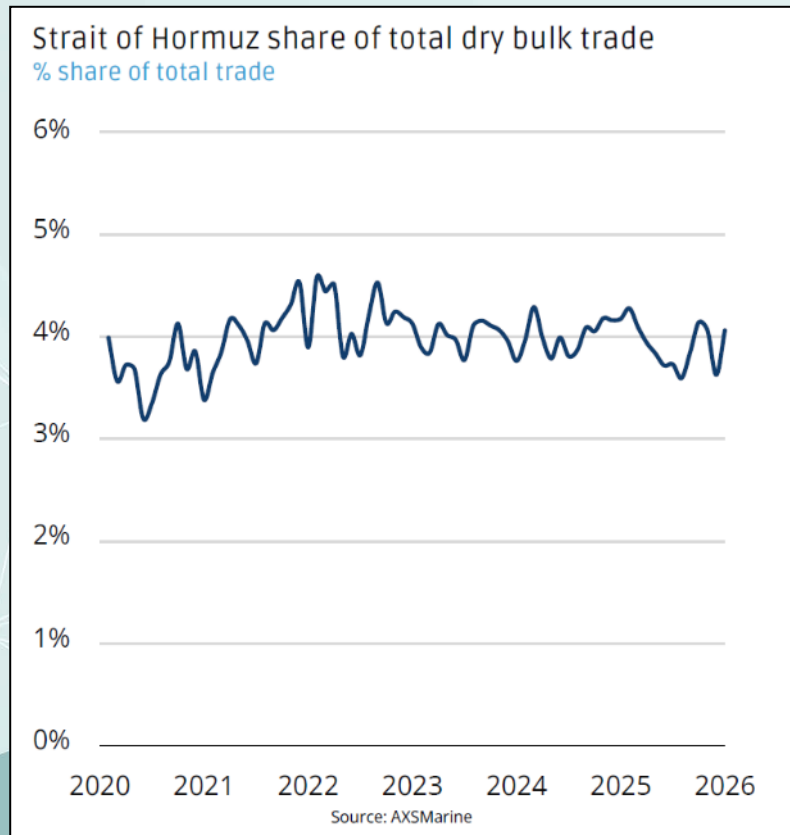




# Implications of Middle East Conflict on the Dry Bulk Market

## Direct market exposure : Relatively Limited

- Primarily linked to limestone and fertiliser exports (the Middle East accounts for approximately 25% of global seaborne fertiliser cargoes).
- Exposure also includes Chinese steel exports/imports into the Middle East region.





# Implications of Middle East Conflict on the Dry Bulk Market

## Indirect Impact: Potentially Significant

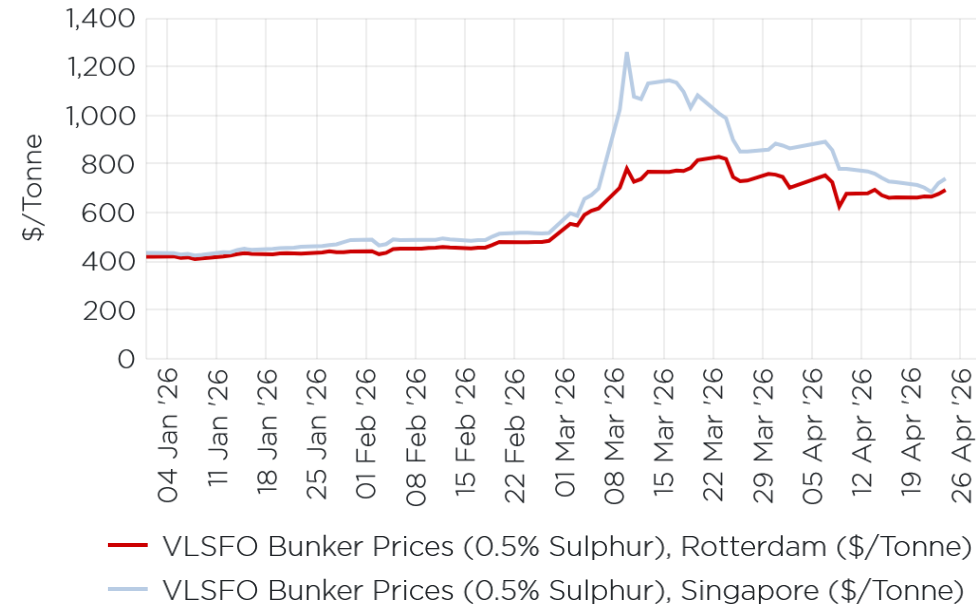
### Positive Factors (Current Observations)

- Rising fuel prices
  - ⇒ Slower vessel sailing speeds
  - ⇒ Potential acceleration of vessel scrapping activity
- Oil and gas supply disruptions
  - ⇒ Damage to Qatar's Ras Laffan LNG complex has reportedly removed approximately 12.8 MT/year (~17% of capacity) for at least two years
  - ⇒ LNG futures have surged, while coal prices have also strengthened modestly
  - ⇒ Potential revival in coal demand
  - ⇒ Possible delays in newbuilding deliveries

### Potential Negative Factors (If Conflict Prolongs)

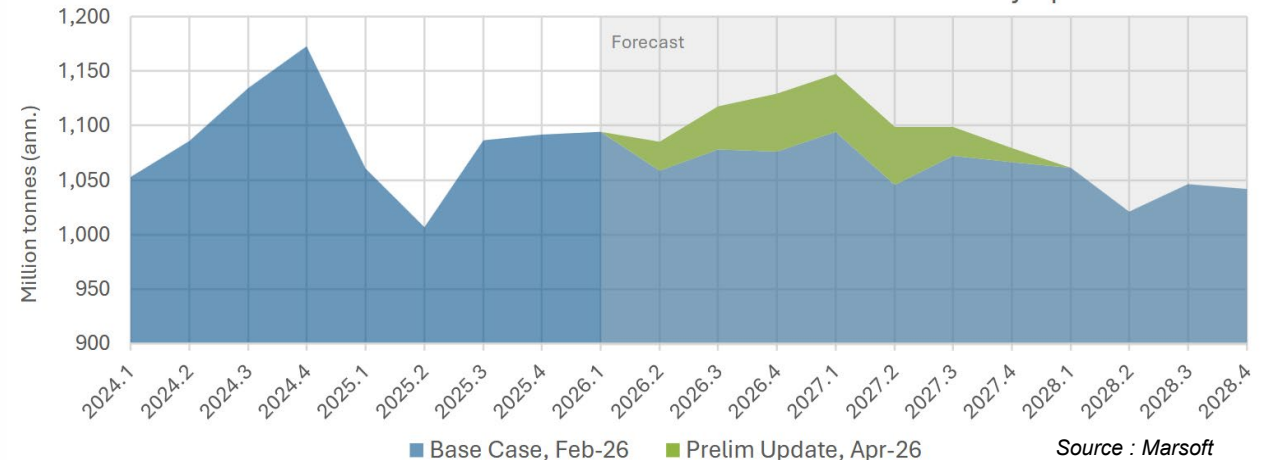
- Weaker global industrial output and slower economic growth may outweigh benefits from any gas-to-coal substitution effects

VLSFO Bunker Prices (0.5% Sulphur), Rotterdam \$/Tonne and others



Source : Clarkson Intelligence

Global Seaborne Steam Coal Trade Forecast – Preliminary Update



Source : Marsoft



# Operational Impact Assessment of Middle East Conflict on Uni-Asia

## 1) At the Outbreak of the Iran Conflict

- None of Uni-Asia's vessels were operating in, or scheduled to enter, the Persian Gulf at the onset of the conflict.

## 2) Vessel Employment Contracts (Charterparties)

- All charterparty agreements incorporate the CONWARTIME 2013 clause.
- Vessels are not obliged to proceed to or remain within war risk areas where, in the reasonable judgement of the Master and/or Owners, safety concerns exist.
- ⇒ No entry into the Persian Gulf until a clear and verified ceasefire is established and mine clearance is confirmed

## 3) Operating Expenses

- Crew repatriation costs
  - The Middle East has traditionally served as a key crew transit hub.
  - Flight deviations and rerouting may increase repatriation costs.
- Spare parts and supplies
  - Lubricant oil suppliers have announced temporary surcharges of approximately 15%. Potential cost increases for paints and other consumables.

⇒ Overall cost increases remain manageable at this stage





# MV *Glengyle* – Recovery & Path to Normalisation

Before the ships were separated

M/V *Glengyle* →

Following the collision incident in April 2025, MV *Glengyle* remained off-hire during much of FY2025, impacting charter income and operations



After separation



M/V *Glengyle* was towed to Saigon's Hiệp Phước Port



## MV Glengyle – Recovery & Path to Normalisation



- The vessel departed Vietnamese waters in January 2026 and underwent permanent repairs in Zhoushan, PRC.
- Repair was completed successfully on 21 April 2026. Normal operations resumed on 22 April 2026, supporting the normalisation of earnings contribution alongside the Group's broader fleet renewal and operational resilience strategy



# Uni-Asia's Newbuild Vessel – Strategic Investment



- **First Newbuild in >10 Years:** Contract signed with Nihon Shipyard on 2 March 2026 for a 40,000 dwt eco-spec bulk carrier, reinforcing long-term fleet renewal strategy.
- **Future-Ready & Sustainable:** Equipped with eco-type engine and dual-fuel ready design to meet evolving environmental regulations and improve efficiency.
- **Delivery & Funding:** Expected delivery in **2H2028**; funded through a mix of internal cash and external debt financing.



# Finance Arrangement Business



*Pictures courtesy of Marine Money*

- In 1Q2026, the Maritime Asset Management Department (“MAMD”), led by Ms. Yumiko Kanda (pictured), successfully closed a finance arrangement transaction, contributing to the Group’s arrangement fee income. This follows a successful FY2025, during which MAMD also contributed positively to the Group through the successful completion of similar transactions.
- On 28 April 2026, Ms. Kanda was invited by Marine Money to participate as a panelist at the 17<sup>th</sup> Annual Marine Money Hong Kong Ship Finance Forum, where she shared her views on “Best Finance Options” for ship investments. This reflects both Ms. Kanda’s and the Group’s growing standing and recognition within the ship finance and maritime investment industry.



## Wholly Owned / Majority Owned Dry Bulk Portfolio

	Name of Ship	Capacity	Ownership	Year of Built	Shipyard
1	MV Ansac Pride	37,094 DWT	100%	2013	Onomichi
2	MV Island Bay	37,649 DWT	100%	2014	Imabari
3	MV Inspiration Lake	37,706 DWT	100%	2015	Imabari
4	MV Uni Phoenix	37,679 DWT	100%	2015	Imabari
5	MV Uni Bulker	37,700 DWT	100%	2016	Imabari
6	MV Kellett Island	57,836 DWT	75%	2015	Tsuneishi
7	MV Uni Sunshine	36,300 DWT	72.7%	2018	Oshima
8	MV Uni Horizon	36,300 DWT	70.2%	2018	Oshima
9	MV Trident Star	57,836 DWT	65.1%	2015	Tsuneishi

**All 9 vessels are contributing to the Group's cash flows and profits from 22 April 2026.**



# Wholly Owned / Majority Owned Dry Bulk Portfolio



<b>Ship Name</b>	MV Ansac Pride
<b>DWT</b>	37,094
<b>Year Built</b>	2013
<b>Shipyard</b>	Onomichi
<b>Ownership %</b>	100%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Low Friction Antifouling Paint</li> <li>✓ Open Hatch</li> </ul>

<b>Ship Name</b>	MV Island Bay
<b>DWT</b>	37,649
<b>Year Built</b>	2014
<b>Shipyard</b>	Imabari
<b>Ownership %</b>	100%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Propeller Coatings</li> <li>✓ Silicone Coatings</li> <li>✓ Log Fitted</li> </ul>

<b>Ship Name</b>	MV Inspiration Lake
<b>DWT</b>	37,706
<b>Year Built</b>	2015
<b>Shipyard</b>	Imabari
<b>Ownership %</b>	100%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Propeller Boss Cap Fin</li> <li>✓ Propeller Coatings</li> <li>✓ Silicone Coatings</li> <li>✓ Log Fitted</li> </ul>



# Wholly Owned / Majority Owned Dry Bulk Portfolio



<b>Ship Name</b>	MV Uni Phoenix
<b>DWT</b>	37,679
<b>Year Built</b>	2015
<b>Shipyard</b>	Imabari
<b>Ownership %</b>	100%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Propeller Boss Cap Fin</li> <li>✓ Propeller Coatings</li> <li>✓ Silicone Coatings</li> <li>✓ Log Fitted</li> </ul>

<b>Ship Name</b>	MV Uni Bulker
<b>DWT</b>	37,700
<b>Year Built</b>	2016
<b>Shipyard</b>	Imabari
<b>Ownership %</b>	100%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Propeller Boss Cap Fin</li> <li>✓ Propeller Coatings</li> <li>✓ Low Frictional Silyl Methacrylate Antifouling Coatings</li> <li>✓ Log Fitted</li> </ul>

<b>Ship Name</b>	MV Kellett Island
<b>DWT</b>	57,876
<b>Year Built</b>	2015
<b>Shipyard</b>	Tsuneishi
<b>Ownership %</b>	75%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Scrubber fitted</li> <li>✓ Propeller Boss Cap Fin</li> <li>✓ Propeller Coatings</li> <li>✓ Silicone Coatings</li> </ul>



# Wholly Owned / Majority Owned Dry Bulk Portfolio



<b>Ship Name</b>	MV Uni Sunshine
<b>DWT</b>	36,300
<b>Year Built</b>	2018
<b>Shipyard</b>	Oshima
<b>Ownership %</b>	72.7%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Ultra-low Friction, Hydrolysis Antifouling Coatings</li> <li>✓ Log Fitted</li> </ul>

<b>Ship Name</b>	MV Uni Horizon
<b>DWT</b>	36,300
<b>Year Built</b>	2018
<b>Shipyard</b>	Oshima
<b>Ownership %</b>	70.2%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Low Frictional Silyl Methacrylate Antifouling Coatings</li> <li>✓ Log Fitted</li> </ul>

<b>Ship Name</b>	MV Trident Star
<b>DWT</b>	57,836
<b>Year Built</b>	2015
<b>Shipyard</b>	Tsuneishi
<b>Ownership %</b>	65.1%
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ Propeller Boss Cap Fin</li> <li>✓ Propeller Coatings</li> <li>✓ Silicone Coatings</li> </ul>



# Joint Investment Dry Bulk Portfolio



<b>Entity Name</b>	Quest Bulkship S.A.
<b>Ship Name</b>	MV Uni Harmony
<b>DWT</b>	37,700
<b>Year Built</b>	2016
<b>Shipyard</b>	Imabari
<b>Ownership %</b>	18%

<b>Entity Name</b>	Stella Bulkship S.A.
<b>Ship Name</b>	MV Uni Blossom
<b>DWT</b>	37,700
<b>Year Built</b>	2018
<b>Shipyard</b>	Imabari
<b>Ownership %</b>	18%

<b>Entity Name</b>	Tiara Bulkship S.A.
<b>Ship Name</b>	MV Sider Montediprocida
<b>DWT</b>	37,700
<b>Year Built</b>	2020
<b>Shipyard</b>	Imabari
<b>Ownership %</b>	18%



**UNI-ASIA**  
GROUP LIMITED

# Japan Properties





# ALERO Projects



The Group invests in and develops small residential property projects in Tokyo, named “ALERO” Series.



The Group purchases land and develops into 4 - 5 storey buildings with 10 - 30 units of studio or maisonette type flats.



The completed projects are typically sold en bloc.



Before



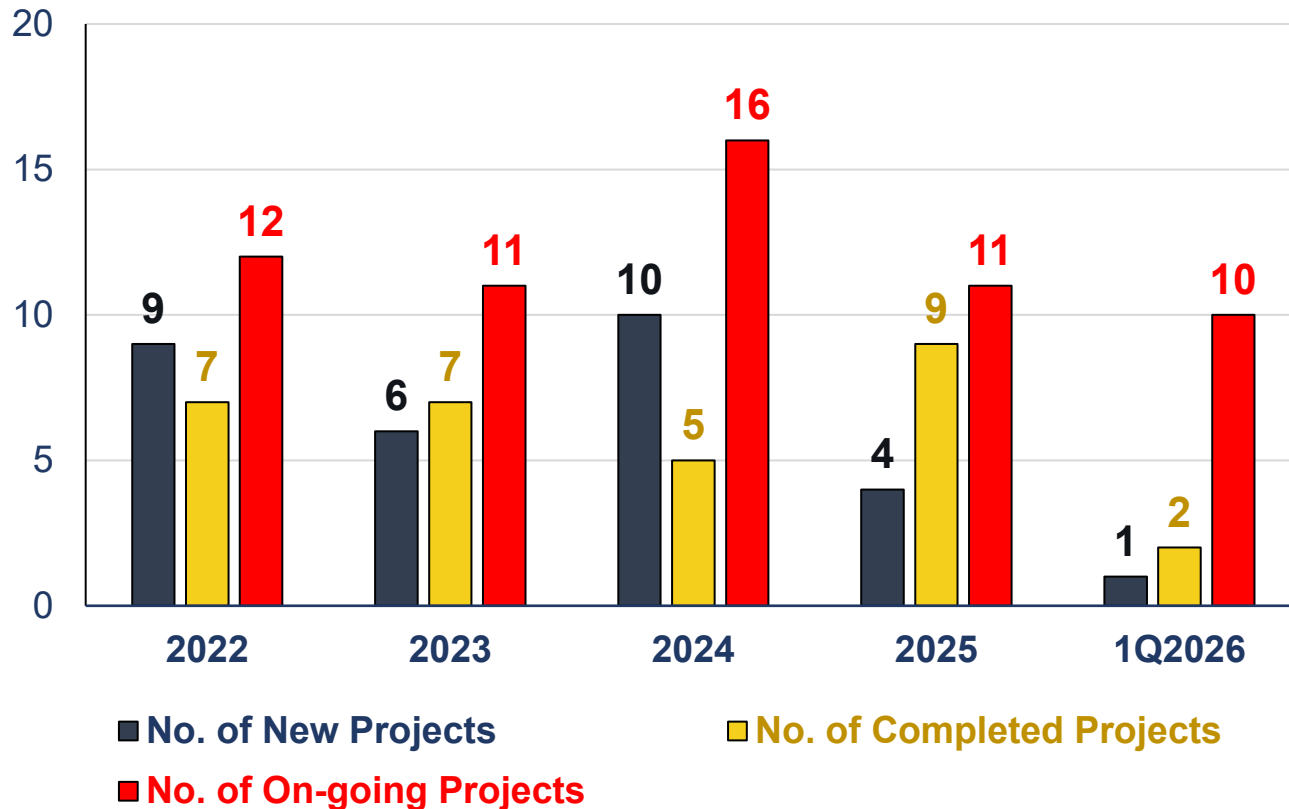
After



# ALERO Projects

In 1Q2026, 2 ALERO projects were completed and 1 new project was added, with 10 projects remaining under development at period end.

### No. of ALERO Projects



20% owned ALERO Nakameguro was completed and sold in 1Q2026. ▶

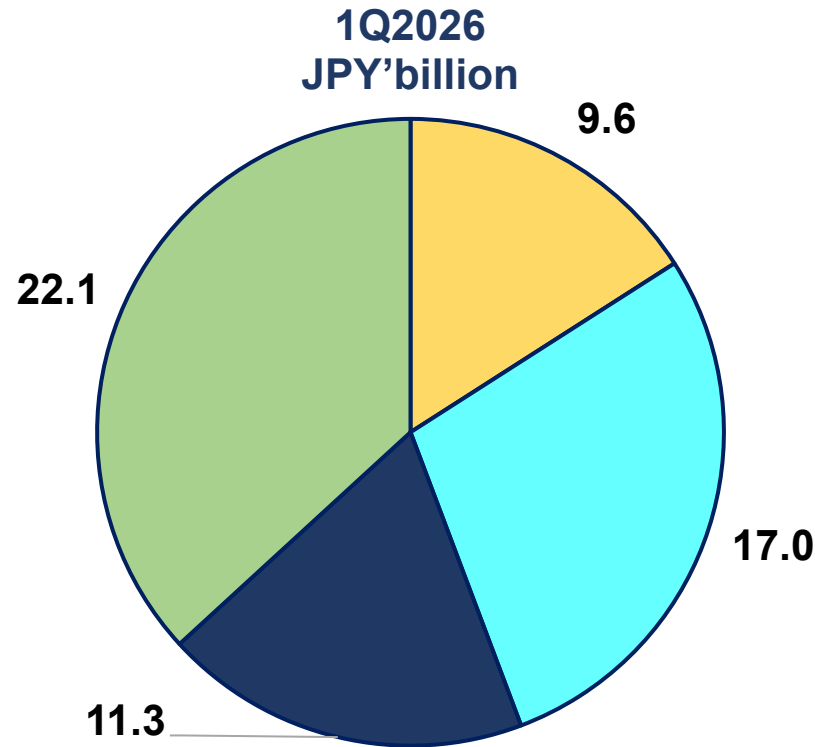


◀ 30% owned ALERO Osaki was completed and sold in 1Q2026.

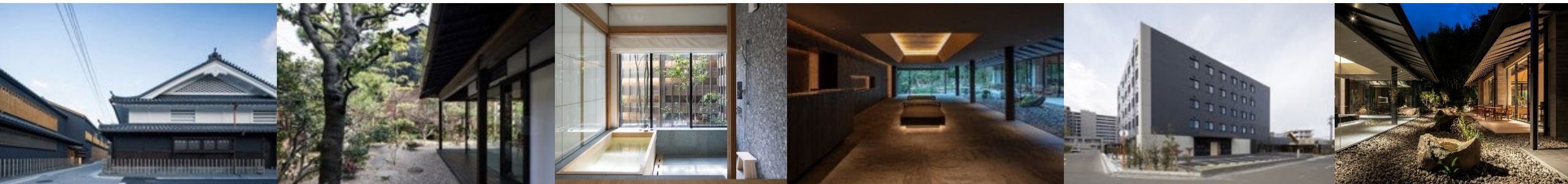


# UACJ Assets Under Management (By Contract Value)

- Hotel / Hostel / Resort
- Healthcare / Medical / Group Home
- Residential
- PFI



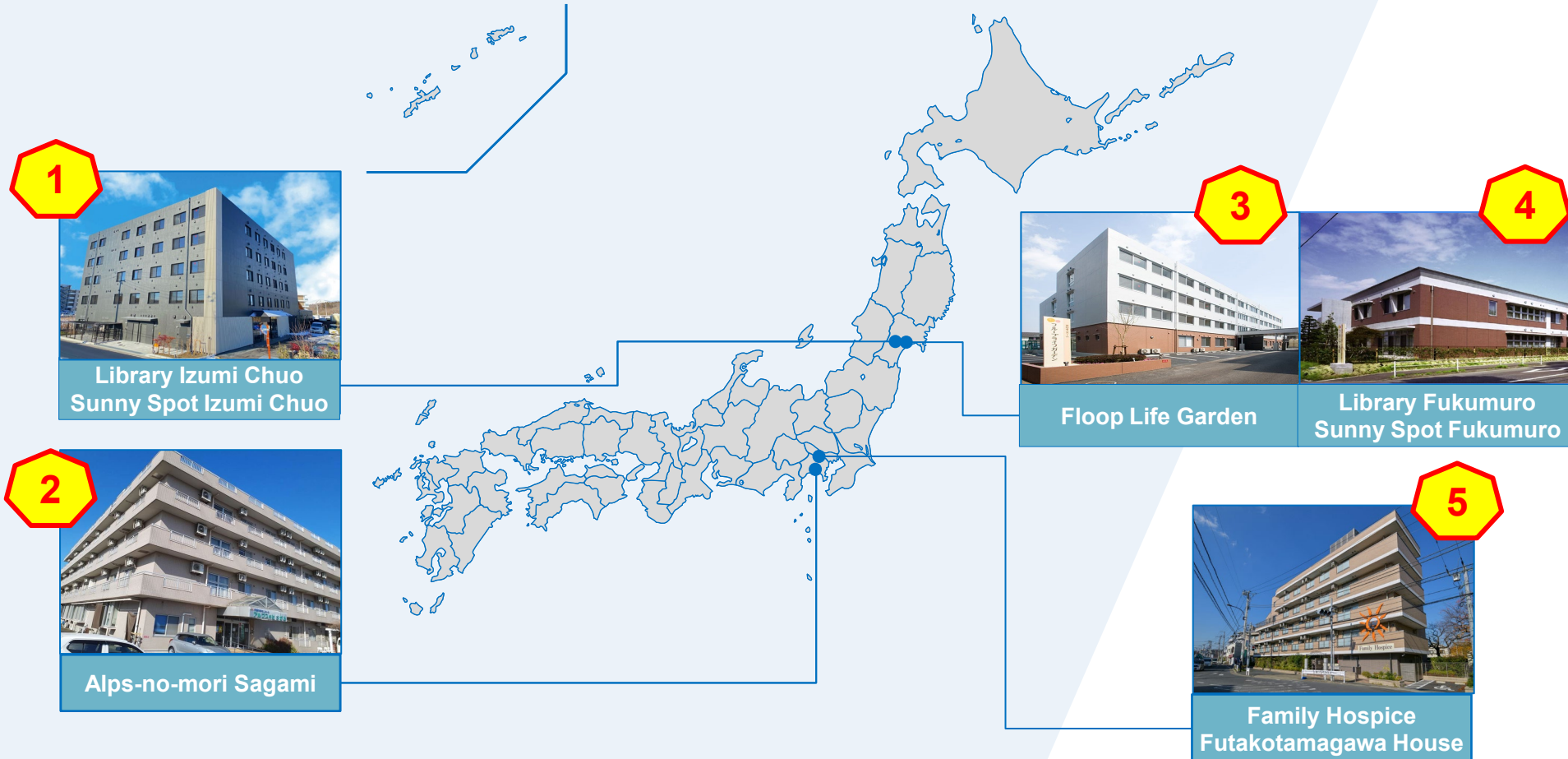
The Group's property assets under management by subsidiary Uni-Asia Capital (Japan) Ltd ("UACJ") by contract value was **JPY60.0 billion** as at 31 March 2026. As shown on the chart on the left, such assets include Hotel / Hostel / Resort property assets (JPY9.6 billion), Healthcare / Medical / Group Home property assets (JPY17.0 billion), Residential property assets (JPY11.3 billion), as well as Private Finance Initiative ("PFI") assets (JPY22.1 billion). The different asset classes demonstrated the depth and scope of UACJ's asset management capabilities. The Group will continue to build on its reputation to increase property assets under management in Japan to increase asset management fee income.





# Asset Management Business – Sanitas I Fund

In March 2026, UACJ was appointed as the asset manager of the Sanitas I Fund. The fund, sponsored by the Takashimaya Group, comprises a portfolio of healthcare and residential-related assets in Japan, including Family Hospice Futakotamagawa House, Alps-no-mori Sagami, Library Izumi Chuo / Sunny Spot Izumi Chuo, and Floop Life Garden / Library Fukumuro / Sunny Spot Fukumuro. Certain properties comprise multiple facilities with different uses housed within the same building, such as service housing for the elderly, welfare homes, senior nursing care facility and housing facility for people with disabilities. The portfolio consists of five buildings across four sites. This appointment further demonstrates UACJ's growing reputation and capabilities as a Japan real estate asset manager, particularly within the healthcare and specialised residential asset sectors.





# Sanitas I Fund – Properties within Portfolio

1

Library Izumi Chuo (Service Housing for the Elderly)  
Sunny Spot Izumi Chuo (Welfare Home)



2

Alps-no-mori Sagami (Senior Nursing Care Facility)



3

Floop Life Garden (Service Housing for the Elderly)



4

Library Fukumuro (Service Housing for the Elderly)  
Sunny Spot Fukumuro (Housing Facility People with Disabilities)



5

Family Hospice Futakotamagawa House (Hospice)





**Thank You!**

For Investor/Media enquiries: [emily@gem-comm.com](mailto:emily@gem-comm.com)