

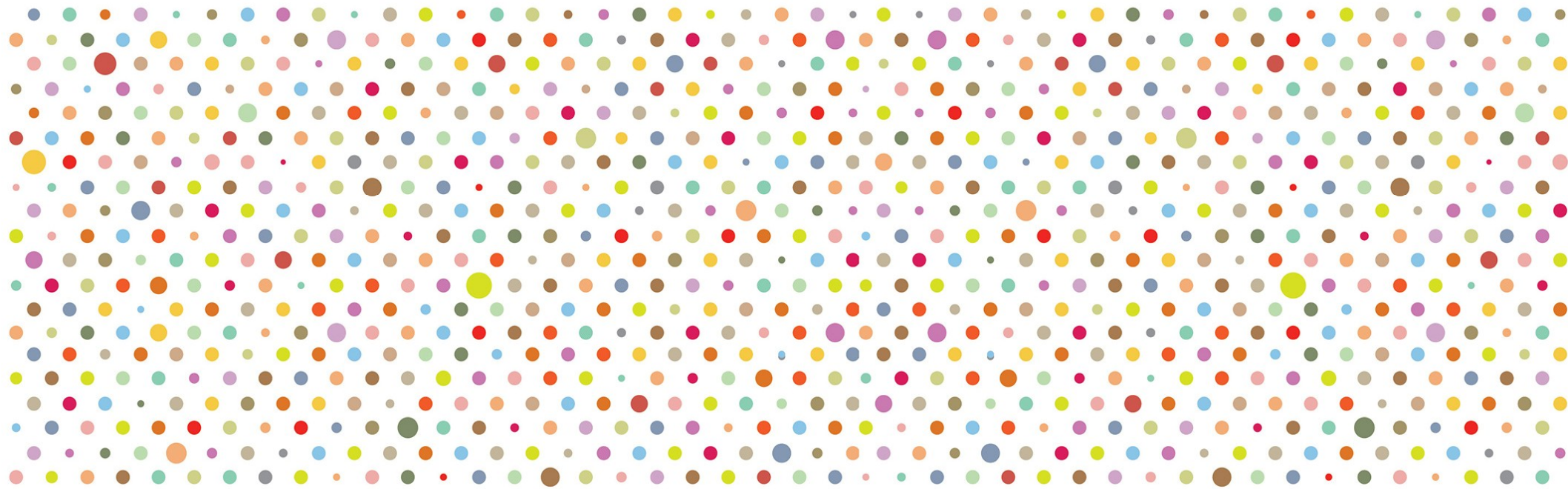


UNI-ASIA
HOLDINGS LIMITED
Registration No. CR-72229

Incorporated in the Cayman Islands with
limited liability on 17 March 1997



FY2016 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.

For further information, contact:

Mr Lim Kai Ching

Tel: (65) 6438 1800





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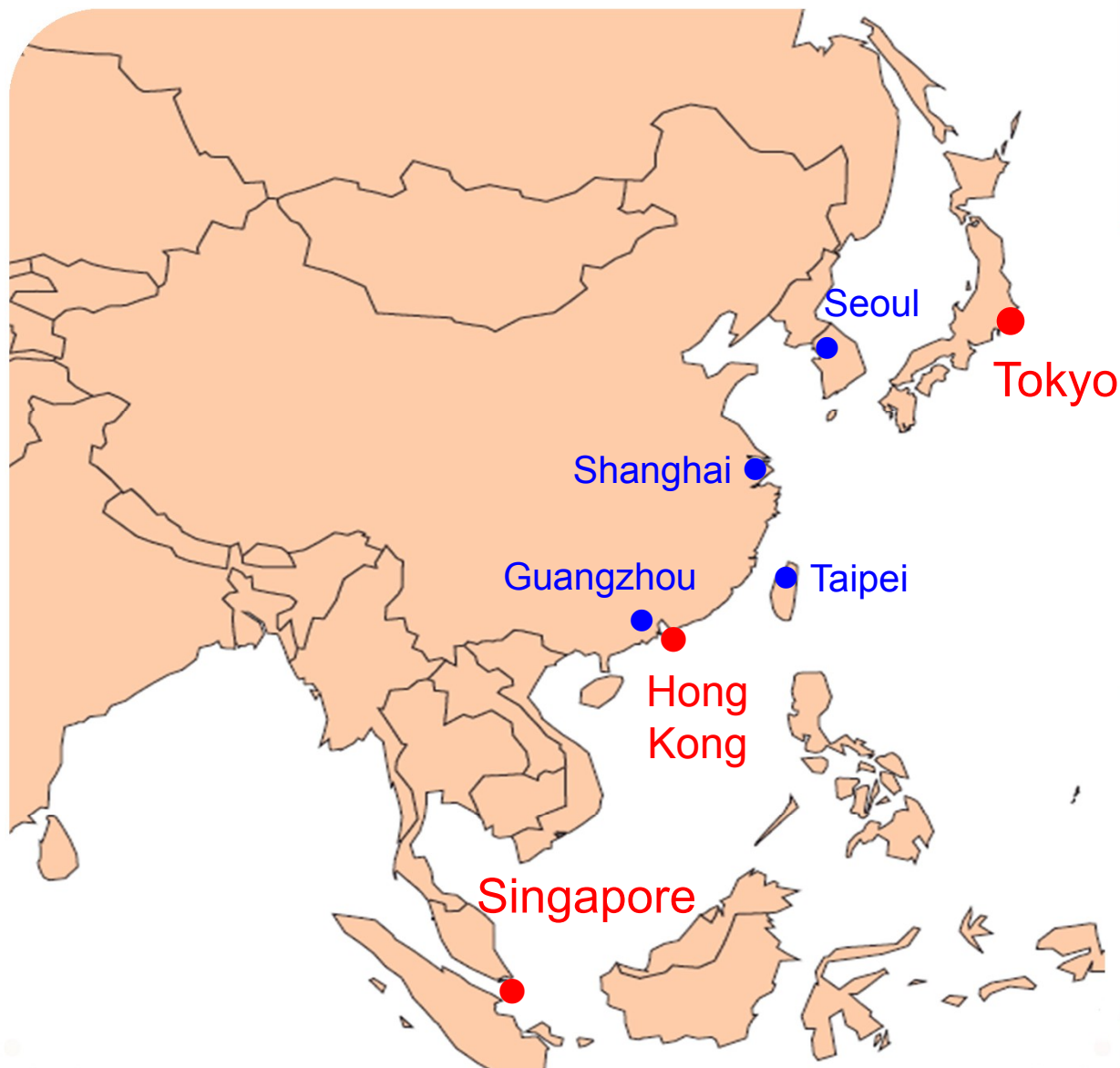


CORPORATE OVERVIEW



CORPORATE PROFILE

- 🌐 Founded on
17 March 1997
- 🌐 Listed on Singapore
Exchange on
17 August 2007
- 🌐 Bloomberg Code:
UNIAF:SP
- 🌐 SGX Stock Code:
AYF



BUSINESS MODEL



1

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



2

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

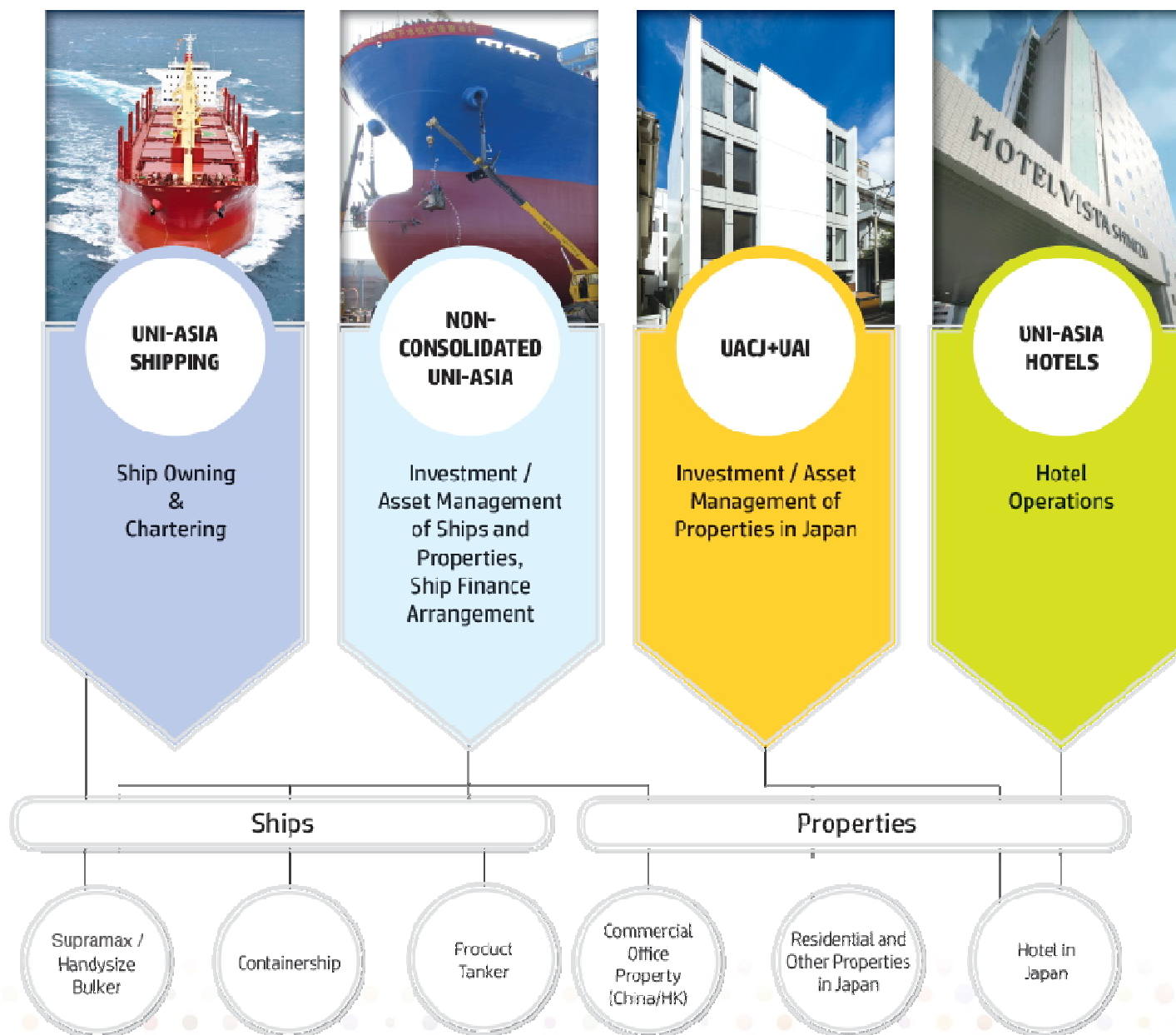


3

- Capital returns.
- Recurrent income including charter income, hotel income, administration fee income.
- Ad hoc fee including finance arrangement fee.



BUSINESS SEGMENTS



INCOME CATEGORIES

Five main categories of income: 1. Charter Income 2. Fee Income
3. Hotel Income 4. Investment Returns 5. Interest Income

	Income Type	Non-Consolidated Uni-Asia	Uni-Asia Shipping	UACJ & UAI	Uni-Asia Hotels
	Charter Income*	✓	✓		
Fee Income	Arrangement & Agency Fee	✓		✓	
	Brokerage Commission	✓		✓	
	Incentive Fee	✓		✓	
	Asset Management & Admin Fee (including commercial management fees)*	✓	✓	✓	
	Hotel Income*				✓
Investment Returns	Realised Gain / (Loss)	✓	✓	✓	
	Fair Value Adjustment	✓	✓	✓	
	Property Rental*	✓		✓	
	Interest Income*	✓	✓	✓	✓

* Recurrent Income



FINANCIAL HIGHLIGHTS



PROFIT AND LOSS SUMMARY

Due to the continued weak shipping market in FY2016,
Under Uni-Asia Shipping, the Group

1. took an impairment loss of \$8.6 m for ships held under fixed assets; and
2. provided \$3.5m for onerous ship contract.

Under Non-consolidated Uni-Asia, the Group booked \$7.1m fair valuation losses.

As a result, the Group recorded a loss of \$12.2m for FY2016.

(US\$'000)	4 th Quarter			Financial Year Ended 31 Dec		
	2016	2015	% Change	2016	2015	% Change
Total Income	21,817	21,048	4%	86,298	77,052	12%
Total Expenses	(33,126)	(19,079)	74%	(92,588)	(68,145)	36%
Operating Profit	(11,309)	1,969	N/M	(6,290)	8,907	(171%)
Profit/ (Loss) for the Period	(12,721)	479	N/M	(12,228)	3,520	N/M
Profit/ (Loss) attributable to owners of parent	(13,624)	5	N/M	(14,166)	2,696	N/M
Earnings/ (Loss) per Share (US Cents)	(29.00)	0.01	N/M	(30.15)	5.74	N/M



PROFIT AND LOSS SUMMARY

On the other hand, the Group's investments in property and its hotel operating business mitigated the negative impact of the above losses on the Group's bottomline.

(US\$'000)		4 th Quarter			Financial Year Ended 31 Dec		
		2016	2015	% Change	2016	2015	% Change
Non-consolidated Uni-Asia <i>Investment & Asset Management of Ships and Properties in Hong Kong/Japan/China</i>	Revenue	3,440	5,048	(32%)	12,486	14,362	(13%)
	Net Profit / (Loss)	(279)	1,334	(121%)	(2,711)	(757)	258%
Uni-Asia Shipping Ltd. <i>Ship Owning/ Leasing & Chartering</i>	Revenue	7,925	7,458	6%	27,974	27,197	3%
	Net Profit / (Loss)	(11,364)	(825)	N/M	(13,289)	613	N/M
UACJ & UAI <i>Investment & Asset Management of Properties in Japan</i>	Revenue	1,308	491	166%	8,418	5,470	54%
	Net Profit / (Loss)	241	(351)	169%	4,713	3,004	57%
Uni-Asia Hotels Ltd. <i>Hotel Operation in Japan</i>	Revenue	11,635	8,764	33%	42,246	33,630	26%
	Net Profit / (Loss)	436	251	74%	819	717	14%
Group Total	Revenue	21,817	21,048	4%	86,298	77,052	12%
	Net Profit / (Loss)	(12,721)	479	N/M	(12,228)	3,520	N/M



CASH FLOW SUMMARY

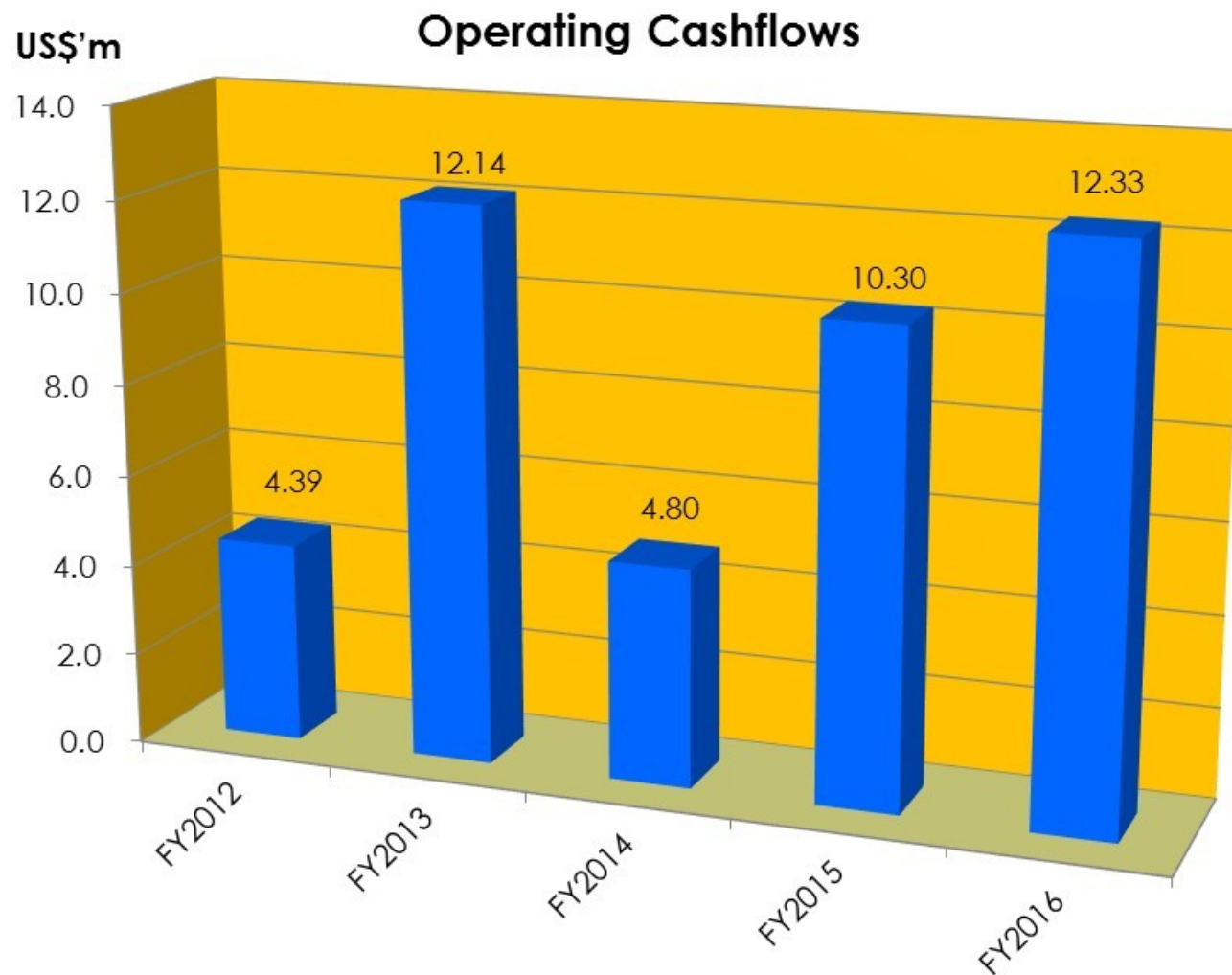
Notwithstanding the losses, the Group generated a net cash inflow before effect of exchange rates changes of \$7.0 million for FY2016, with \$12.3 million cash from operating activity.

(US\$'000)	Financial Year Ended 31 Dec	
	2016	2015
Cash and cash equivalents at beginning of the year	30,334	36,321
Cash Inflow / (Outflow)		
Operating Activity	12,331	10,302
Investing Activity	(10,486)	(83,623)
Financing Activity	5,152	67,533
Net Cash Inflow/(Outflow) for the year	6,997	(5,788)
Effect of exchange rate changes	(1,779)	(199)
Cash and cash equivalents at the end of the year	35,552	30,334



OPERATING CASH FLOW TREND

As the Group builds up recurrent charter income with Uni-Asia Shipping portfolio, operating cash flow improves.






DIVIDEND PROPOSED

First and final dividend of
3 Singapore cents per share
is proposed for FY2016.



BALANCE SHEET SUMMARY

Total assets increased with delivery of 9th vessel under Uni-Asia Shipping and acquisition of one ship subsidiary end of March

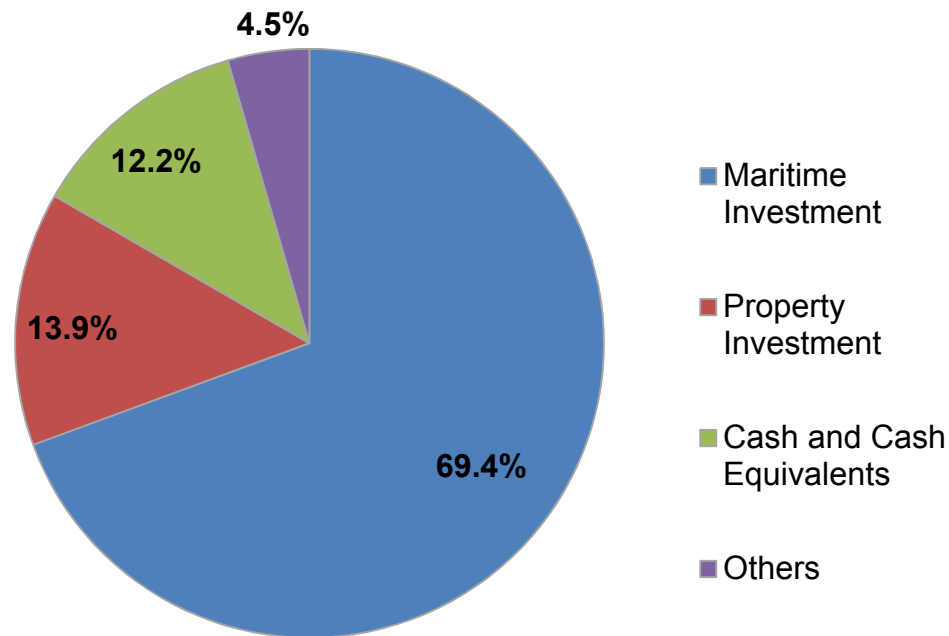
(US\$'mil)	As at 31-Dec-16		As at 31-Dec-15	Inc / (Dec)
Total Assets	327.7		314.2	13.5
Total Liabilities	201.8		174.0	27.8
Total Equity	125.9		140.2	(14.3)
Total Debt	185.4 ^{*(A)}		164.4 ^{*(A)}	21.0
Total Cash	39.9 ^{*(B)}		36.3 ^{*(B)}	3.6
Net (Debt) / Cash	(145.5)		(128.1)	(17.4)
Total Debt / Total Equity (Gearing)	1.47		1.17	0.30
NAV per share (US\$)	2.68		2.98	(0.30)

^{*(A)}: Total Debt includes US\$3.9 mil borrowing secured by the pledged deposits (31 Dec 2015: US\$5.2 mil).
^{*(B)}: Total Cash includes US\$4.3 mil deposits pledged as collateral (31 Dec 2015: US\$6.0 mil).



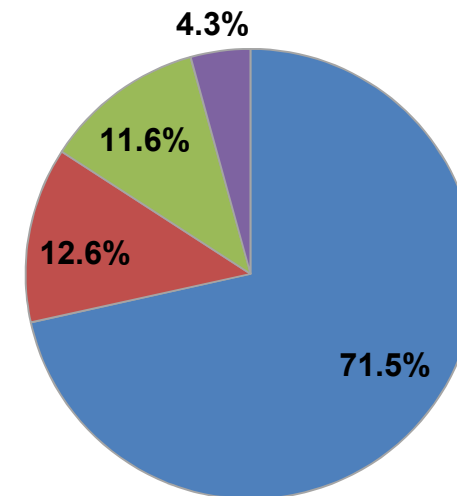
TOTAL ASSETS ALLOCATION

As at 31 December 2016



Total Assets: US\$327.7m

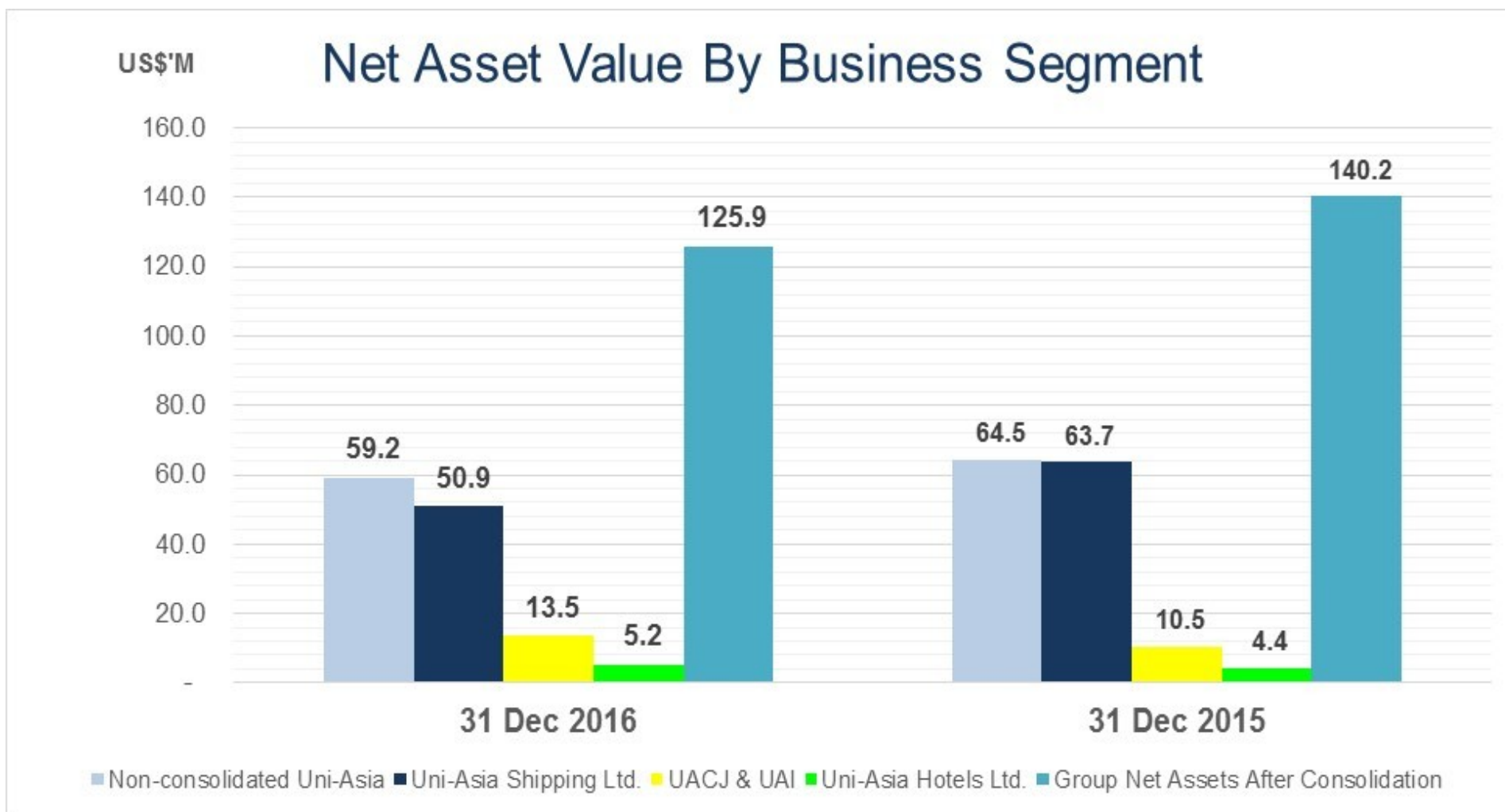
As at 31 December 2015



Total Assets: US\$314.2m



GROUP NET ASSETS BY BUSINESS SEGMENTS





BUSINESS REVIEW & DEVELOPMENT



UNI-ASIA SHIPPING – THE YEAR IN REVIEW

The 9th ship under the fleet of Uni-Asia Shipping, M/V Uni Bulker was delivered in January 2016 and time chartered out.



UNI-ASIA SHIPPING PORTFOLIO

Uni-Asia Holdings Limited					
100%	Uni-Asia Shipping Limited				
	Name of Subsidiary	DWT	Shipyard	Built	Charter Status
100%	Luna Bulkship S.A.	28,300	Kanda	May-2001	Time/Voyage charter
100%	Karat Bulkship S.A. *	28,709	Shin-Kurushima	Jun-2007	Time/Voyage charter
83%	Hope Bulkship S.A.	29,000	Y-Nakanishi	May-2011	Time/Voyage charter
100%	Imperial Bulkship S.A.	29,100	Y-Nakanishi	Jun-2012	Time/Voyage charter
100%	Jade Bulkship S.A.	37,000	Onomichi	Jun-2013	Time charter
100%	Jubilee Bulkship S.A.	37,000	Imabari	Jul-2014	Time charter
51%	Regina Bulkship S.A.	37,000	Imabari	Feb-2015	Time charter
100%	Mable Bulkship S.A.	37,000	Imabari	Mar-2015	Time charter
100%	Nora Bulkship S.A.	37,000	Imabari	Jan-2016	Time charter

* Bareboat Vessel



UNI-ASIA SHIPPING FY2016 RESULTS

Impairment loss and provision for onerous contracts under Uni-Asia Shipping resulted in a loss of \$13.3m. Impairment provided in FY2016 would reduce depreciation expenses for FY2017 for the affected assets.

(US\$'000)	4 th Quarter			Financial Year Ended 31 Dec		
	2016	2015	% Change	2016	2015	% Change
Turnover	7,925	7,458	6%	27,974	27,197	3%
Charter Income	7,435	6,834	9%	28,645	26,680	7%
Fee Income	62	349	(82%)	222	718	(69%)
Investment Returns	387	224	73%	(1,095)	(397)	176%
Interest Income	7	1	N/M	19	4	N/M
Other Income	34	50	(32%)	183	192	(5%)
Expenses	(18,282)	(7,377)	148%	(37,281)	(23,157)	61%
Profit from Operation	(10,357)	81	N/M	(9,307)	4,040	N/M
Finance costs	(1,012)	(894)	13%	(3,987)	(3,418)	17%
Profit before Tax	(11,369)	(813)	N/M	(13,294)	622	N/M
Profit after Tax	(11,364)	(825)	N/M	(13,289)	613	N/M

The numbers above are before consolidation adjustment.



Ship Investment

- On 31 March 2016, the Group completed acquisition of remaining 50% of Joule Asset Management (Pte.) Limited (“Joule”) from the Group’s co-investor, thereby increasing the Group’s shareholding in Joule to 100%.
- Joule owns a 29,000 DWT dry bulk carrier built in 2012.
- The Singapore flagged ship is currently being time chartered out.



NON-CONSOLIDATED UNI-ASIA – THE YEAR IN REVIEW

Ship Investment

On 21 July 2016, the third of the three 18% owned vessel ordered in 2013, named Uni Harmony, was delivered and is currently being time-chartered out. This vessel is commercially managed by Uni-Asia Shipping.



NON-CONSOLIDATED UNI-ASIA – THE YEAR IN REVIEW

Hong Kong Property Business – 2nd HK Property Project

- Investment: HKD80.0 million or around USD10.4 million.
- Location: 650 Cheung Sha Wan Road in Hong Kong
- Project: A commercial office building to be completed by 2017.



Original building
on the land
before demolition



Site currently under
construction

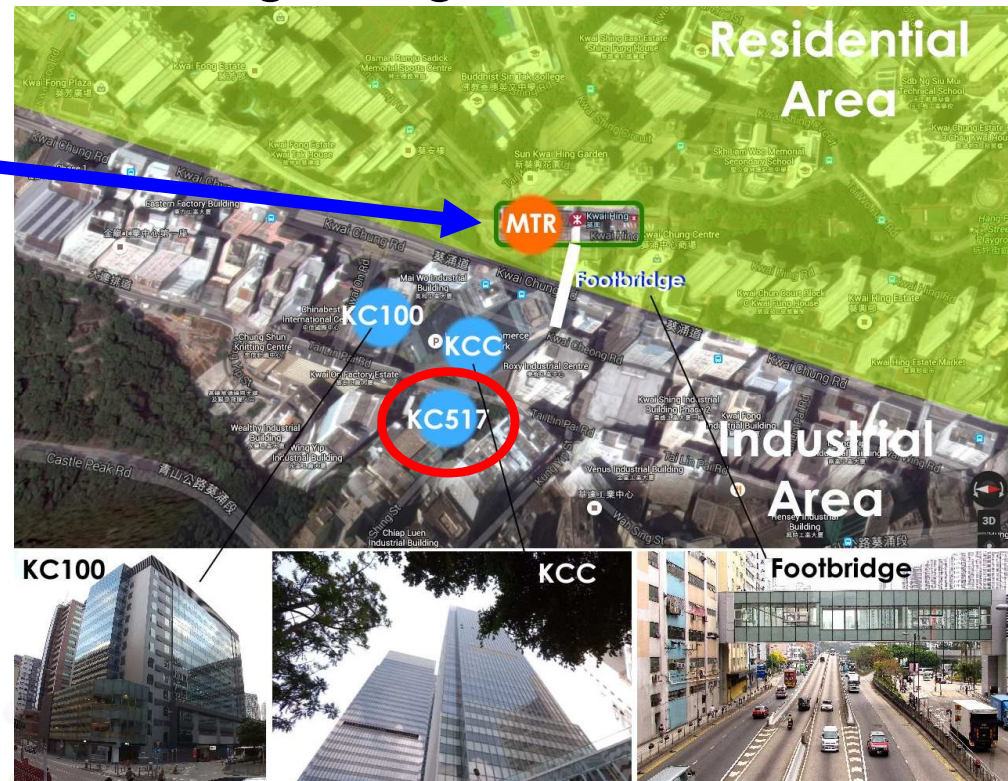


Designer's impression of the completed
project (front and back view)

NON-CONSOLIDATED UNI-ASIA – THE YEAR IN REVIEW

Hong Kong Property Business – 3rd HK Property Project

- On 13 July 2016, the Group won a bid to develop a commercial site in Hong Kong, as part of a consortium led by First Group Holdings Limited.
- Location: Kwai Chung Town Lot No. 517 at Tai Lin Pai Road, Kwai Chung, New Territories, Hong Kong



NON-CONSOLIDATED UNI-ASIA – THE YEAR IN REVIEW

Hong Kong Property Business – 3rd HK Property Project

- Investment: HKD50.0 million or around USD6.4 million.
- Project: A commercial office building to be completed by 2019.



China Property Business

- The Group invested in 14 office units in China Shine Plaza in Guangzhou China with the total gross area of 1,320 sqm in 2007, and had sold 5 office units with profit before FY2016.
- In FY2016, 5 office units were sold with realised gain.
- The Group currently has 4 office units remaining.



China Shine Plaza in
Guangzhou, China

NON-CONSOLIDATED UNI-ASIA FY2016 RESULTS

Fair valuation losses of ship investments totaling \$7.1m affected the performance of Non-Consolidated Uni-Asia

(US\$'000)	4 th Quarter			Financial Year Ended 31 Dec		
	2016	2015	% Change	2016	2015	% Change
Turnover	3,440	5,048	(32%)	12,486	14,362	(13%)
Charter Income	1,593	1,122	42%	5,606	3,785	48%
Fee Income	855	2,214	(61%)	4,601	7,006	(34%)
Investment Returns	1,437	1,363	5%	771	2,161	(64%)
Interest Income	60	176	(66%)	251	672	(63%)
Other Income	(505)	173	N/M	1,257	738	70%
Expenses	(3,428)	(3,268)	5%	(14,244)	(13,418)	6%
Profit/ (Loss) from Operation	12	1,780	(99%)	(1,758)	944	(286%)
Finance costs	(312)	(374)	(17%)	(1,063)	(1,623)	(35%)
Profit/ (Loss) before Tax	(300)	1,406	(121%)	(2,821)	(679)	N/M
Profit/ (Loss) after Tax	(279)	1,334	(121%)	(2,711)	(757)	258%

The numbers above are before consolidation adjustment.



UACJ & UAI – THE YEAR IN REVIEW

Small Residential Property Business in Japan



- The Group invests and develops small residential property projects in Tokyo, named “ALERO” Series.
- Such investments are now undertaken primarily by 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:**

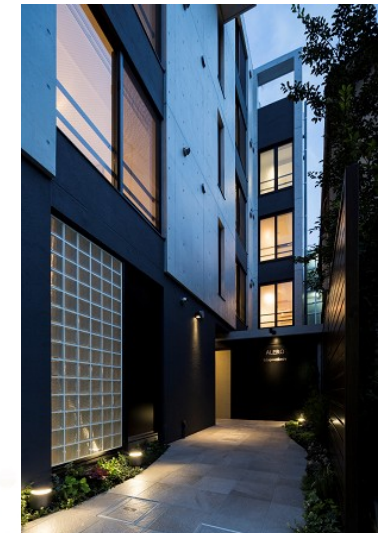
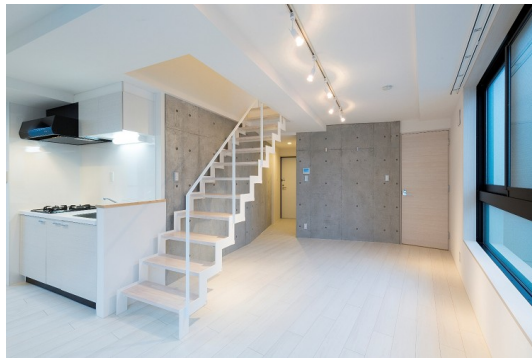
http://www.uni-asia.com/business_property_japan.html



UACJ & UAI – THE YEAR IN REVIEW

Small Residential Property Business in Japan

The manager of these small residential property projects is our subsidiary in Japan, Uni-Asia Capital (Japan) (“UACJ”).



SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN

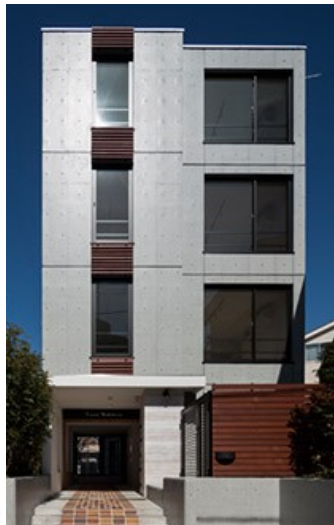
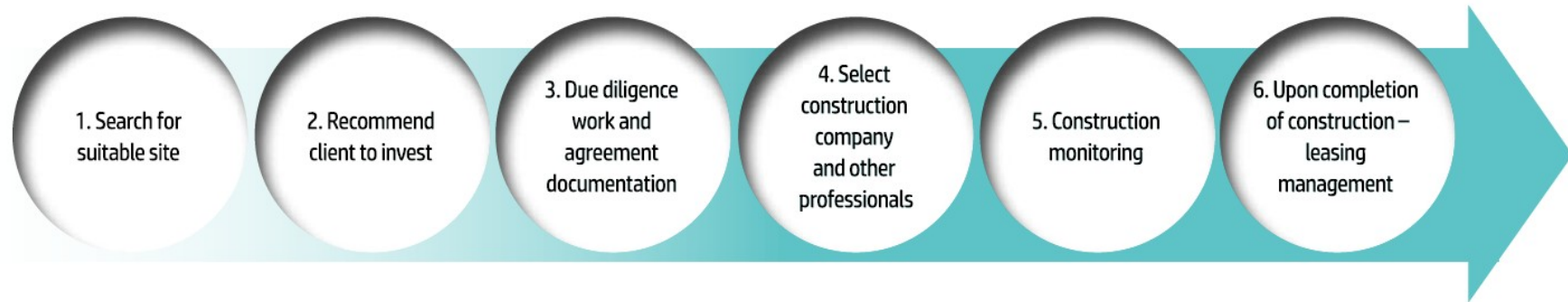
- 1 SHIMOMEGURO PROJECT (SOLD) completed in Sep 2012
- 2 AKEBONOBASHI PROJECT (SOLD) completed in Mar 2013
- 3 HATAGAYA PROJECT (SOLD) completed in Jun 2013
- 4 SAKURA-SHIMMACHI PROJECT (SOLD) completed in Oct 2013
- 5 HONANCHO PROJECT (SOLD) completed in Jan 2014
- 6 SENGOKU PROJECT (SOLD) completed in Mar 2014
- 7 OOKAYAMA PROJECT (SOLD) completed in Jul 2014
- 8 CHITOSEFUNABASHI PROJECT (SOLD) Completed in Nov 2014
- 9 MEJIRO PROJECT (SOLD) completed in Nov 2014
- 10 OOKAYAMA3 PROJECT (SOLD) completed in Sep 2015
- 11 HAKUSAN2 PROJECT (SOLD) completed in Feb 2016
- 12 EDOGAWABASHI PROJECT (SOLD) completed in Sep 2015
- 13 NISHI WASEDA PROJECT (SOLD) completed in Jun 2016
- 14 TAKADANOBABA PROJECT (LEASING) completion in Jun 2016
- 15 OTOWA PROJECT (LEASING) completion in Jun 2016
- 16 HIGASHI SHINJUKU PROJECT (SOLD) completed in Apr 2016
- 17 NAKANO SAKAUE PROJECT (SOLD)
- 18 SASAZUKA PROJECT scheduled for completion in Feb 2017
- 19 HIGASHI KOENJI PROJECT scheduled for completion in Feb 2017
- 20 NAKANO 3-CHOME PROJECT scheduled for completion in Aug 2017
- 21 OKUSAWA PROJECT scheduled for completion in Sep 2017
- 22 NISHI KAMATA PROJECT scheduled for completion in Sep 2017
- 23 KOMAZAWA DAIGAKU PROJECT scheduled for completion in Nov 2017
- 24 HAKUSAN III PROJECT scheduled for completion in Dec 2017
- 25 SANGENJAYA PROJECT scheduled for completion in Mar 2018



UACJ & UAI – THE YEAR IN REVIEW

Construction Management

Utilising our Small Residential Property project expertise, UACJ helps external clients with construction management of similar projects.



UACJ & UAI – THE YEAR IN REVIEW

New Business

UACJ/UAI set up a fund investing in a hostel business project where a building was rented in Nihonbashi-Yokoyamacho, converted into a hostel and sub-leased to a hostel operator. This is a new business area which will widen the Group's property expertise.



Artist's impression of the completed hostel.

UACJ & UAI FY2016 RESULTS

UACJ/UAI continue to lead the Group's profit with outstanding fee income (including incentive fee) and investment returns

(US\$'000)	4 th Quarter			Financial Year Ended 31 Dec		
	2016	2015	% Change	2016	2015	% Change
Turnover	1,308	491	166%	8,418	5,470	54%
Fee Income	254	285	(11)%	2,937	2,561	15%
Investment Returns	916	87	N/M	4,969	2,682	85%
Interest Income	137	116	18%	508	222	129%
Other Income	1	3	(67)%	4	5	(20)%
Expenses	(1,040)	(733)	42%	(2,795)	(2,126)	31%
Profit from Operation	268	(242)	211%	5,623	3,344	68%
Finance costs	(39)	(74)	(47)%	(254)	(219)	16%
Profit before Tax	229	(316)	172%	5,369	3,125	72%
Profit after Tax	241	(351)	169%	4,713	3,004	57%

The numbers above are before consolidation adjustment.



UNI-ASIA HOTELS – THE YEAR IN REVIEW

New Hotels Under Operations

Hotel Vista Sendai – opened on 27 April 2016

- 238 rooms Hotel Vista Sendai, the 10th hotel operated by the Group, opened on 27 April 2016.
- This is the first time VHM operates Hotel Vista in Tohoku area.
- The hotel is approximately 4 minutes' walk from Sendai station and next to subway station, Miyagino-dori station.



UNI-ASIA HOTELS – THE YEAR IN REVIEW

New Hotels to be Operated by the Group

- **Hotel Vista Premio Yokohama Minato-Mirai - scheduled for grand opening on 30 June 2017**
 - This hotel has 232 rooms and is located in “Minato Mirai 21” in Yokohama Bay area.
 - This hotel features a lobby on the top floor of the hotel with a magnificent view of Yokohama Bay (see below).



UNI-ASIA HOTELS – THE YEAR IN REVIEW

New Hotels to be Operated by the Group

- **Hotel Vista Nagoya Nishiki - scheduled for grand opening in September 2017**



Current construction progress



Artist's impression

- The hotel, which will have 143 rooms, is currently under construction.
- This is the first time the Group shall operate a Vista hotel in Nagoya. Nagoya ranks amongst Tokyo and Osaka as one of the biggest city in Japan. The location of the hotel is in the downtown area of Nagoya.
- UACJ is the asset manager of this project.



UNI-ASIA HOTELS – THE YEAR IN REVIEW

New Hotels to be Operated by the Group

- **Hotel Vista Premio Tokyo Akasaka - scheduled for opening in 2018 spring**
 - The hotel is currently in construction planning phase and 140 rooms are currently being planned.
 - The location of the hotel is in the downtown area of Tokyo.
 - Akasaka is one of the famous commercial area in Tokyo located west of the government centre in Nagatachō and north of the Roppongi district.



Original building at the site before demolition



Existing site after demolition of original building

UNI-ASIA HOTELS – THE YEAR IN REVIEW

New Hotels to be Operated by the Group

- **Hotel Vista Hiroshima - scheduled for opening in 2018 summer**
 - The hotel is currently under construction and 228 rooms are currently being planned.
 - The location of the hotel is in the most famous commercial area of Hiroshima.
 - Hiroshima is home to two World Heritage sites: Atomic Bomb Dome and Itsukushima Shinto Shrine.



Original building at the site before demolition



Existing site after demolition of original building

UNI-ASIA HOTELS – THE YEAR IN REVIEW

New Hotels to be Operated by the Group

- **Hotel Vista Premio Kyoto Shinmachi Takoyakushi (tentative name)**
- scheduled for opening in 2018 summer

- The hotel is currently under planning phase and 84 rooms are currently being planned.
- The location of the hotel is in the centre of Kyoto.



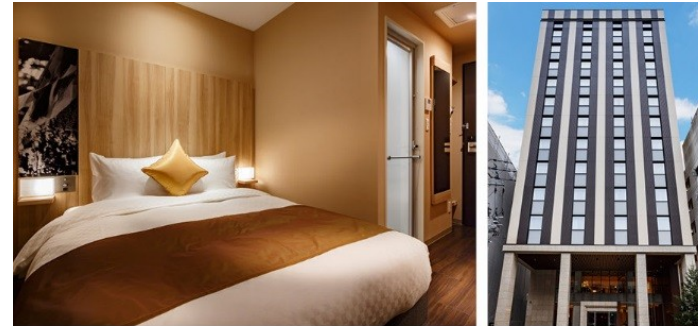
Existing site after demolition of original building

UNI-ASIA HOTELS

Current Portfolio of Hotels Under Operations



Hotel: Hotel Vista Sapporo Nakajima Kohen
Location: Sapporo Hokkaido
Number of rooms: 113



Hotel: Hotel Vista Sendai
Location: Sendai, Miyagi
Number of rooms: 238

New



Hotel: Hotel Vista Kamata, Tokyo
Location: Kamata, Tokyo
Number of rooms: 105



Hotel: Hotel Vista Ebina
Location: Ebina, Kanagawa
Number of rooms: 176



Hotel: Hotel Vista Atsugi
Location: Atsugi, Kanagawa
Number of rooms: 165



UNI-ASIA HOTELS

Current Portfolio of Hotels Under Operations



Hotel: Hotel Vista Shimizu
Location: Shimizu, Shizuoka
Number of rooms: 152



Hotel: Hotel Vista Premio Dojima
Location: Dojima, Osaka
Number of rooms: 141



Hotel: Hotel Vista Premio Kyoto
Location: Kyoto, Kyoto
Number of rooms: 84



Hotel: Hotel Vista Kumamoto Airport
Location: Kumamoto, Kumamoto
Number of rooms: 139



Hotel: Hotel JAL City Naha
Location: Naha, Okinawa
Number of rooms: 304



UNI-ASIA HOTELS FY2016 RESULTS

The Group's hotel operations continue to make stable contribution to the Group's bottomline

(US\$'000)	4 th Quarter			Financial Year Ended 31 Dec		
	2016	2015	% Change	2016	2015	% Change
Turnover	11,635	8,764	33%	42,246	33,630	26%
Hotel Income	11,542	8,647	33%	41,973	33,344	26%
Interest Income	-	-	-	1	1	0%
Other Income	93	117	(21)%	272	285	(5)%
Expenses	(11,064)	(8,400)	32%	(41,184)	(32,707)	26%
Profit / (Loss) from Operation	571	364	57%	1,062	923	15%
Finance costs	(11)	(7)	57%	(37)	(33)	12%
Profit/ (Loss) before Tax	560	357	57%	1,025	890	15%
Profit / (Loss) after Tax	436	251	74%	819	717	14%
Occupancy Rate	82.6%	83.6%	(1)%	81.3%	83.4%	(3)%
No. of hotels operated ⁽¹⁾	10	9		10	9	

The numbers above are before consolidation adjustment.



INVESTOR RELATIONS

17th SIAS INVESTORS' CHOICE AWARDS – MOST TRANSPARENT COMPANY AWARD 2016

- The Group clinched Runner Up in the SIAS Investors' Choice Awards – Most Transparent Company Award 2016, Mainboard Small Caps Category in the 17th Investors' Choice Awards organized by the Securities Investors Association of Singapore (“SIAS”). This is the second year the Group was awarded Most Transparent Company Award.



Uni-Asia Group CFO Mr. Lim Kai Ching (center) receiving the award from Mr. Gautam Banerjee (left), Chairman of SGX Listings Advisory Committee and Mr. Christopher Cheong, Chairman of SIAS Award Selection Committee. *(Photo courtesy of SIAS)*

INVESTOR RELATIONS

Governance and Transparency Index 2016

- The Group was ranked 82nd amongst all listed companies in Singapore in the Governance and Transparency Index 2016 prepared by Centre for Governance, Institution and Organisations (CGIO), NUS Business School.
- The Group has ranked within the top 100 since 2015.

Year	Overall GTI Score	Rank
2016	68	82
2015	66	70
2014	55	111
2013	37	273
2012	34	292





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THANK YOU

