UNI-ASIA GROUP LIMITED
(Company Registration. No: 201701284Z)
(Incorporated in the Republic of Singapore)

Appendix 1

Annual General Meeting
Questions & Answers

Question	A shareholder noted the Group's business model, observing that both the shipping and property segments are asset-heavy and have historically moved in tandem. The shareholder enquired whether investments in shipping and properties are complementary to each other?
Response	**Mr. Masahiro Iwabuchi, Chief Executive Officer responded:** The Group has progressively refined its portfolio to manage such risks. As part of its portfolio optimisation efforts, the Group wrote off its property in Hong Kong. Concurrently, it has strengthened its presence in Japan, where the property market remains relatively stable, with prices currently on an upward trend, supporting the performance of the property segment. Management emphasised that diversification continues to provide strategic flexibility and resilience, notwithstanding that certain macroeconomic factors may affect both segments simultaneously. **Mr. Lim Kai Ching, Executive Director responded:** The previous impairments primarily related to the Hong Kong property portfolio, which has since been fully written off, and the Group has subsequently redirected its strategic focus to Japan, where ongoing property developments and Private Finance Initiative projects are expected to contribute positively to earnings in FY2026 and beyond.
Question	A shareholder enquired about the reasons for the significant fluctuation in the shipping segment's results, in particular the sharp reduction in losses between FY2024 and FY2025, as well as the notable increase in depreciation expense.
Response	**Mr. Lim Kai Ching responded:** The change was primarily attributable to the restructuring of the shipping portfolio, including the disposal of older vessels and, in particular, the acquisition of four new vessels, which resulted in higher depreciation charges. In addition, the incident involving M/V *Glengyle* in April 2025 led to a temporary loss of charter income and increased operational expenses. Notwithstanding these factors, M/V *Glengyle* has since been fully repaired and is expected to contribute more positively going forward.

Question	Another shareholder noted substantial increase in revenue and profit from the maritime asset management segment and whether it was related to shipping transactions and joint development activities.
Response	**Mr. Lim Kai Ching responded:** The increase was primarily driven by gains from vessel disposals, including the partial disposal of jointly owned vessels classified under Maritime Asset Management (“MAM”). In addition, the Group’s Maritime Asset Management Department (“MAMD”) provides structured finance arrangement and advisory services, assisting clients with financing solutions. During FY2025, and continuing into FY2026, several transactions were successfully completed, generating significant fee income. Management noted that such income is inherently non-recurring and dependent on deal activity. The Group remains focused on strengthening a more stable and recurring income base, particularly through charter income and long-term asset management streams such as Private Finance Initiative projects, with the objective of enhancing earnings consistency over time.
Question	A shareholder enquired whether substantial shareholders contribute operationally to the business, and whether any synergies or partnerships exist.
Response	**Mr. Lim Kai Ching responded:** Evergreen International S.A. has been a steadfast partner since the inception of the Company’s operations and has become a key supporter of the Company. He invited Mr. Khalid Moinuddin Hashim, Non-Independent Non-Executive Director, to address the matter on behalf of Precious Shipping Public Company Limited. **Mr. Khalid Moinuddin Hashim, Non-Independent Non-Executive Director responded:** There is no direct business collaboration between Precious Shipping Public Company Limited and the Company. However, in his capacity as a Board member, he contributes by sharing relevant expertise and experience, and by providing guidance at the Board level. He further confirmed that there are no conflicts of interest in this arrangement.
Question	Any share buyback undertaken by the Company during the last financial year.
Response	**Mr. Lim Kai Ching responded:** The proposed adoption of the Share Purchase Mandate, which was tabled at the Company’s extraordinary general meeting held on 30 April 2025, was not carried. In view that the Company does not have a share buyback mandate in place, no share buyback was undertaken by the Company during the last financial year.

Question	Shareholder raised questions on the Company's low trading volume and price liquidity.
Response	**Mr. Lim Kai Ching responded:** Improving shareholder value remains a key priority. The Group is focusing on delivering stronger and more consistent financial performance while enhancing investor relations efforts through increased engagement with institutional investors, analysts and the broader market. Management emphasised that sustained profitability and transparent communication are critical to improving market confidence over time. Based on discussions with institutional investors, it was observed that the Company's lack of a consistent track record of profitability remains a key factor affecting its attractiveness to strategic investors, and accordingly, the Company will refocus on its core strengths and continue to revitalise its shipping and property portfolios to enhance overall shareholder value.
Question	A shareholder enquired on the rationale for changing auditors.
Response	**Mr. Lim Kai Ching responded:** The background and rationale for the proposed change are set out in the Appendix to the Notice of Annual General Meeting on page 194 of the Annual Report.