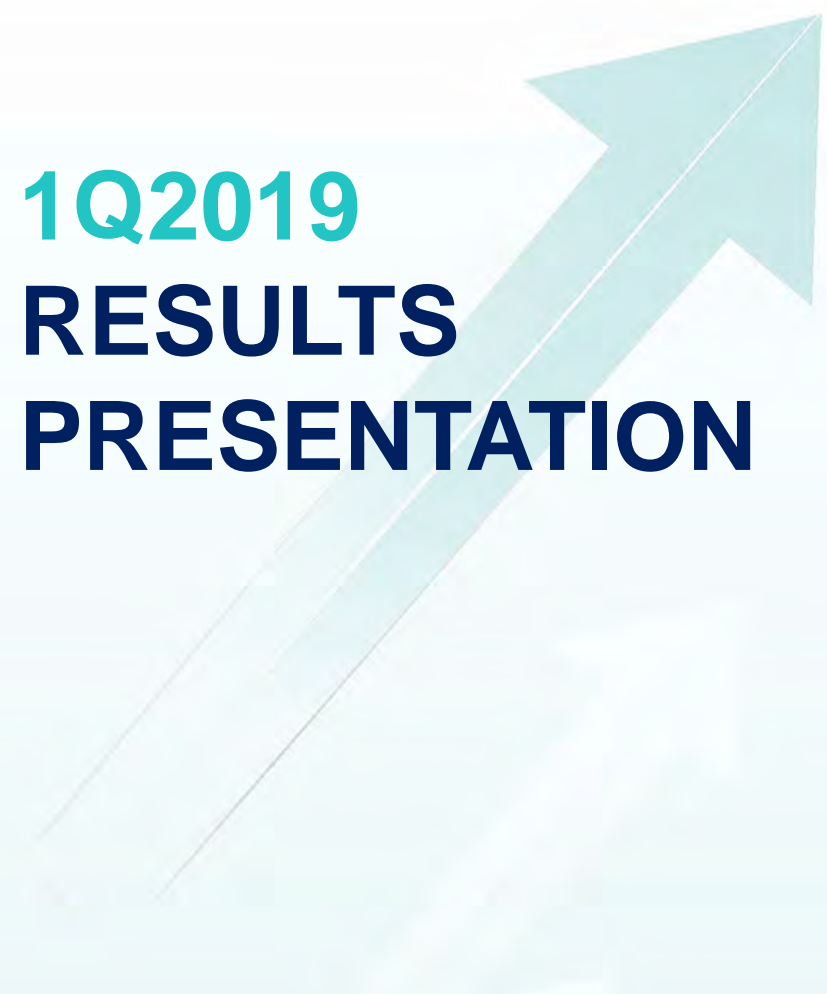




**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z

1Q2019 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*



TABLE OF CONTENT



CORPORATE OVERVIEW

FINANCIAL HIGHLIGHTS

BUSINESS REVIEW & DEVELOPMENT

CORPORATE OVERVIEW



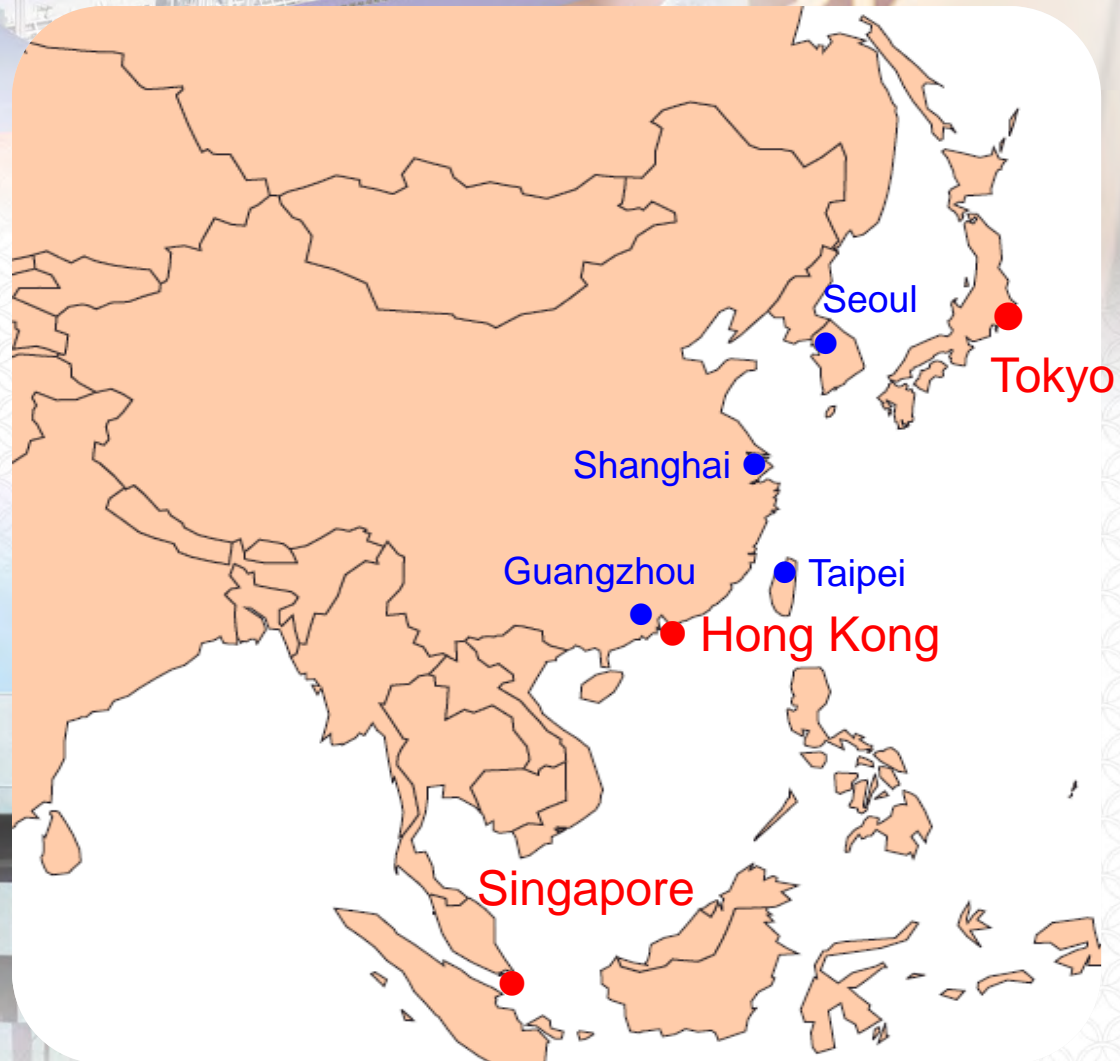
**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z



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**



Private Placement

Objectives:

- To bring in new institutional investors to broaden shareholders base
- Increase share float to increase liquidity
- Fund new property investments to increase EPS for all shareholders

Placement completed and shares issued on **4 April 2019**, therefore funds from private placement did not contribute to 1Q2019 performance.

Total number of shares increased from 46,979,280 to 52,400,000

Bonus Issue

As part of Uni-Asia's efforts to reward shareholders, the Company also announced today a 1 for 2 bonus shares issue aimed at rewarding shareholders and to enhance trading liquidity for Uni-Asia shares.

Total number of shares will increase from 52.4 million to 78.6m

Dividend Guidance

As announced on 8 April 2019:

- Target to pay out at least **35% and 40% profit for FY2019 and FY2020 respectively** as dividend
- Note that profit refers to profit from the Group's ordinary course of business including fair value and realised gain/loss for investments
- Dividend to be paid **semi-annually** following 2Q2019 results

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.

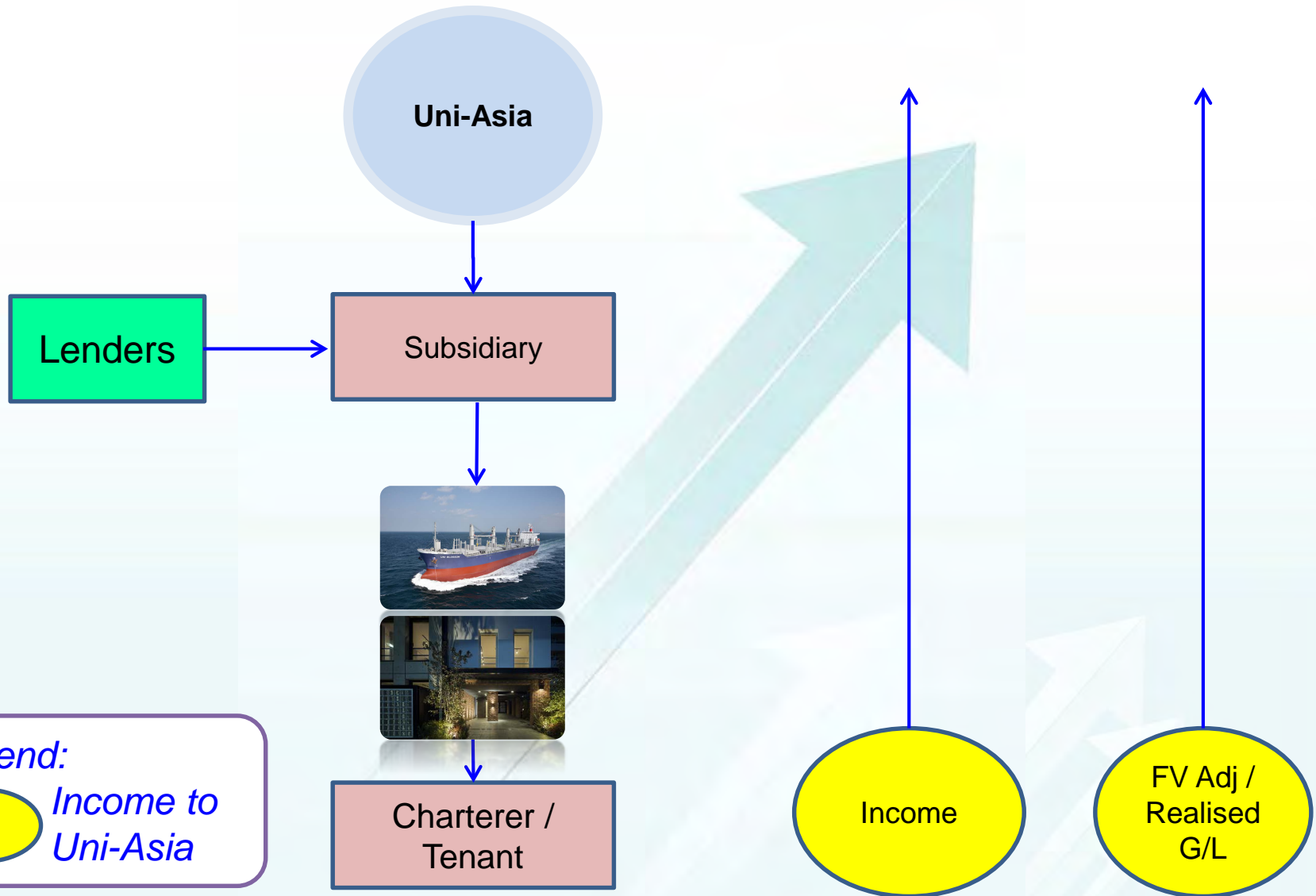
2

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

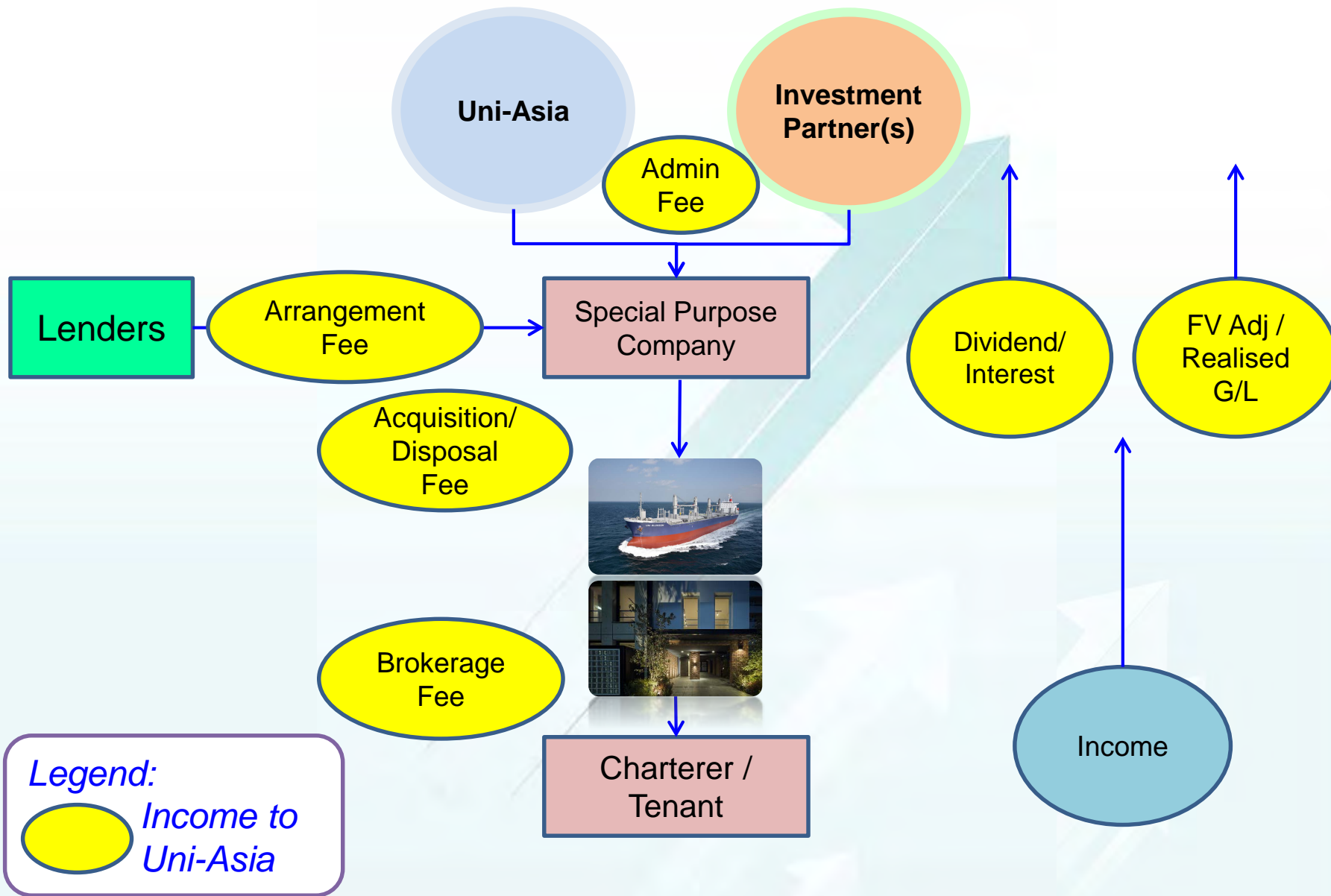
3

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

BUSINESS MODEL EXAMPLE – SUBSIDIARY



BUSINESS MODEL EXAMPLE – JV STRUCTURE



BUSINESS SEGMENTS



SHIPPING

(and related Financial Services)

Uni-Asia
Shipping

Maritime
Asset
Management

Maritime
Services

Ship
Owning and
Chartering

- Investment/
Asset
Management
of Ships
- Finance
Arrangement

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

PROPERTY AND HOTELS

(and related Financial Services)

Property
Investment
(ex Japan)

Property
Investment
(in Japan)

Vista Hotel
Management

Investment/
Asset
Management
of Properties
ex-Japan

Investment/
Asset
Management
of Properties
in Japan

Hotel
Operation in
Japan

HEADQUARTERS

Headquarters'
Shared Corporate
Services

FINANCIAL HIGHLIGHTS



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z

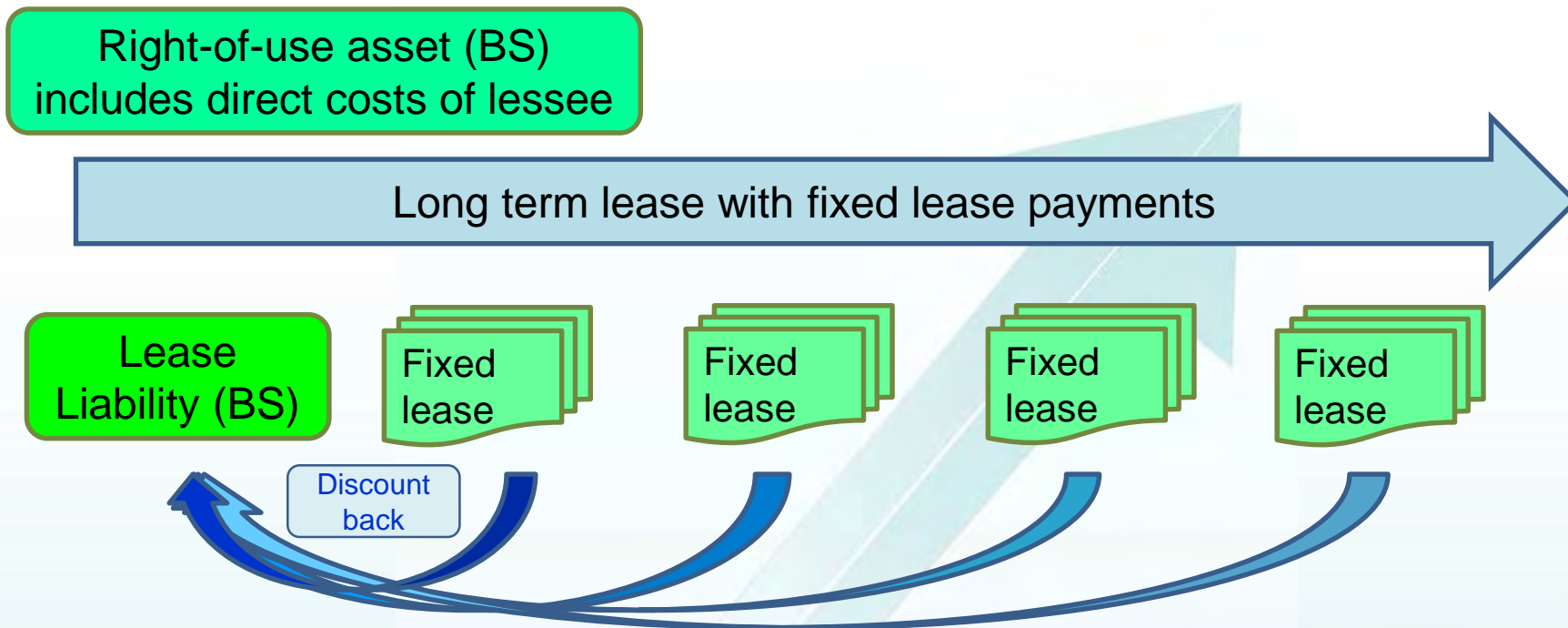


IMPACT OF “IFRS16 – LEASES”

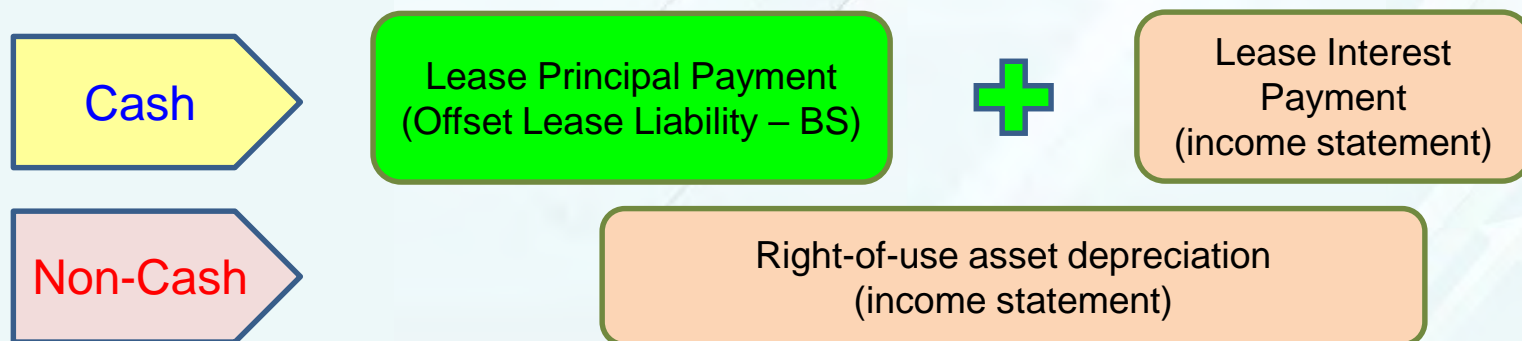
- The Group adopted the new “IFRS16 – Leases” effective from FY2019.
- This new accounting standard requires lessee of long term operating lease to recognise a lease asset, i.e. a right-of-use asset (“ROU”), and a lease liability on the balance sheet.
- Under previous accounting standard:
$$\text{Lease payable for the period} = \text{lease expense}$$
- Under IFRS 16:
$$\text{Lease expense} = \text{Depreciation of ROU} + \text{interest expense on lease liability}$$
- Both balance sheet and income statements are affected by IFRS 16
- As of 31 March 2019, the Group operates 15 hotels leased from third party owners. In addition, the Group leases one bulker vessel from a ship owner as operating lease. Some office lease contracts are also subject to IFRS 16.
- Sale and lease back transactions are also affected.
- **The Group’s business operations, risks and cash flows are not affected by the adoption of IFRS 16.**

IMPACT OF “IFRS16 – LEASES”

- Illustration of how a long term lease of a lessee is accounted under IFRS16



- Payment of lease:



IMPACT OF “IFRS16 – LEASES”

Overview of IFRS 16 Impact for 1Q2019:

Items	US\$'m
Balance sheet:	
Non-current assets	
Right-of-use assets	264.0
Non-current liabilities	
Lease liabilities	254.2
Current liabilities	
Lease liabilities	24.7

Both assets and liabilities increased due to IFRS 16

IMPACT OF “IFRS16 – LEASES”

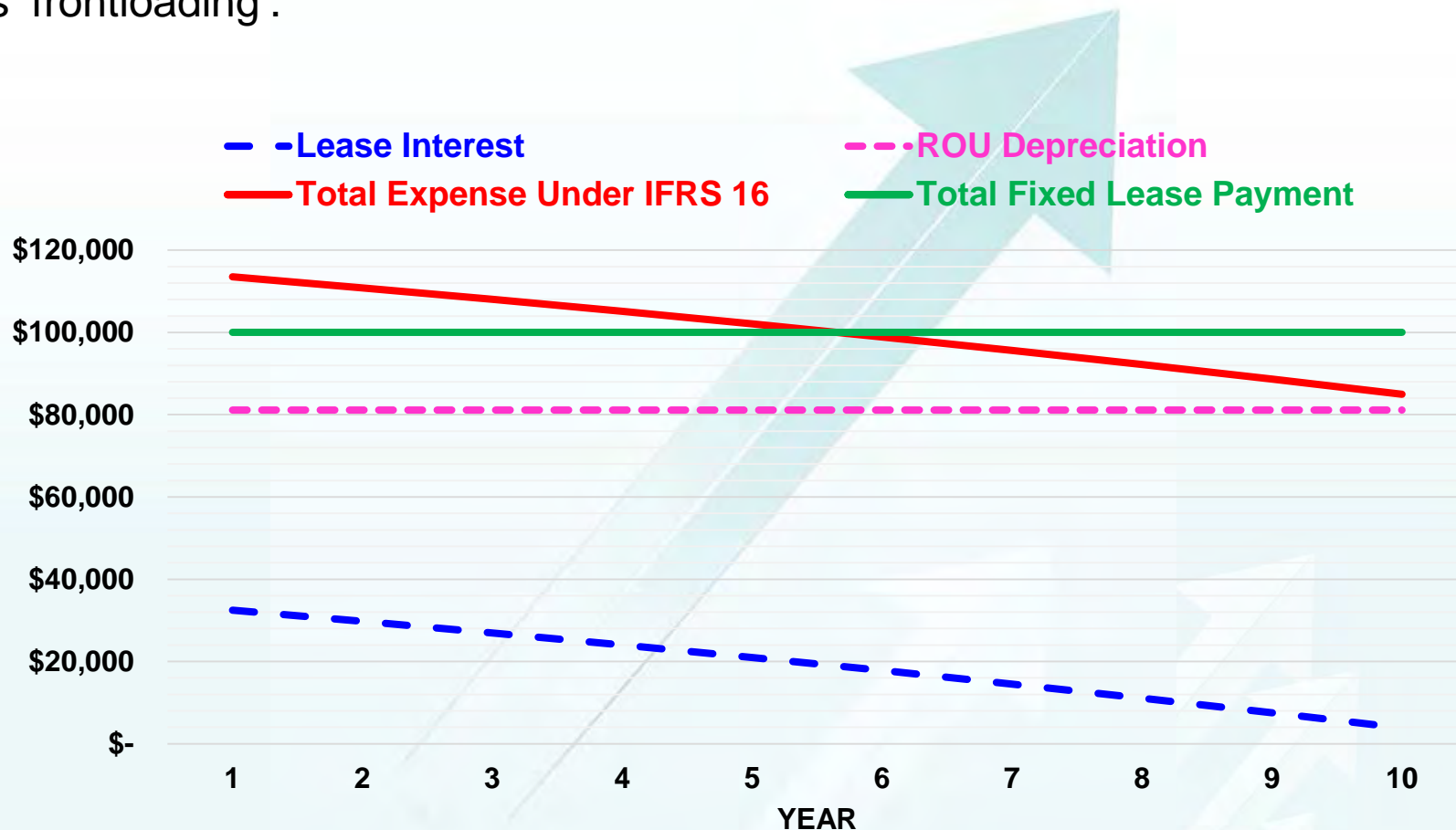
Overview of IFRS 16 Impact for 1Q2019:

Items	US\$m	Remarks
Income statement:		
Depreciation of right-of-use assets	5.2	
Finance costs – lease interest	1.2	
Cash Flow Statements (sum of the following represent actual lease that would be charged to income statements without adoption of IFRS 16)		
Lease principal paid	4.6	Payments classified under financing cashflows rather than operating cashflows
Lease interest paid	1.2	

- Expenses increased by **US\$0.6m** as a result of adoption of IFRS 16
- **JPY102.95m (~US\$0.9m)** gain from disposal of HV Nagoya Nishiki had to be booked as lease liability instead of recognised as part of gain as VHM continues to lease the hotel for operations and the transaction is deemed a sale and leaseback transaction under IFRS 16.

IFRS 16 – FRONT-LOADING OF EXPENSES

The combination of a straight-line depreciation of the right-of-use asset and the effective interest rate method applied to the lease liability results in a decreasing 'total lease expense' throughout the lease term. This effect is sometimes referred to as 'frontloading'.



PROFIT AND LOSS SUMMARY

Notwithstanding that the Group's profit could have been \$1.5m more if not for the adoption of IFRS16, the Group recorded a net profit of \$3.5m for 1Q2019, a 10% increase from 1Q2018.

(US\$'000)	First Quarter		
	2019	2018	% Change
Total Income	32,213	25,550	26%
Total Expenses	(24,116)	(20,397)	18%
Operating Profit	8,097	5,153	57%
Profit for the Period	3,655	3,316	10%
Profit attributable to owners of parent	3,483	3,182	9%
Earnings per Share (US Cents)	7.41	6.77	9%

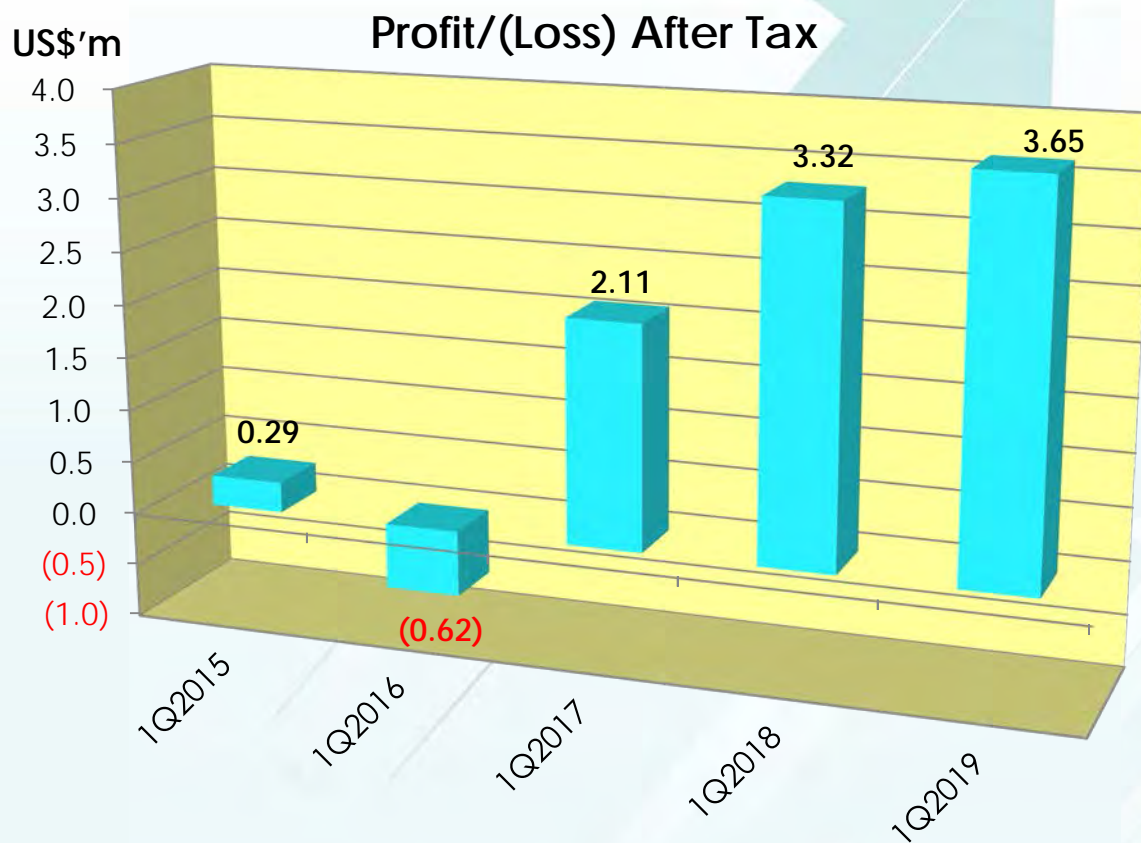
PROFIT AND LOSS SUMMARY BY SEGMENTS

- HV Nagoya Nishiki held through a GK entity under UAI was sold during the quarter contributing to the bottomline
- Shipping contributed \$1.7m profit notwithstanding the absence of arrangement fee for 1Q2019, and weaker spot bulker rates for 2 older 28k dwt ships.

(US\$'000)		First Quarter		
		2019	2018	% Change
Shipping (and related financial services)	Revenue	10,469	11,982	(13%)
	Net Profit / (Loss)	1,706	2,620	(35%)
Property and Hotels (and related financial services)	Revenue	21,730	13,603	60%
	Net Profit / (Loss)	3,046	1,805	69%
Headquarters <i>Headquarters' shared corporate services</i>	Revenue	48	18	167%
	Net Profit / (Loss)	(1,097)	(1,109)	(1%)
Group Total	Revenue	32,213	25,550	26%
	Net Profit / (Loss)	3,655	3,316	10%

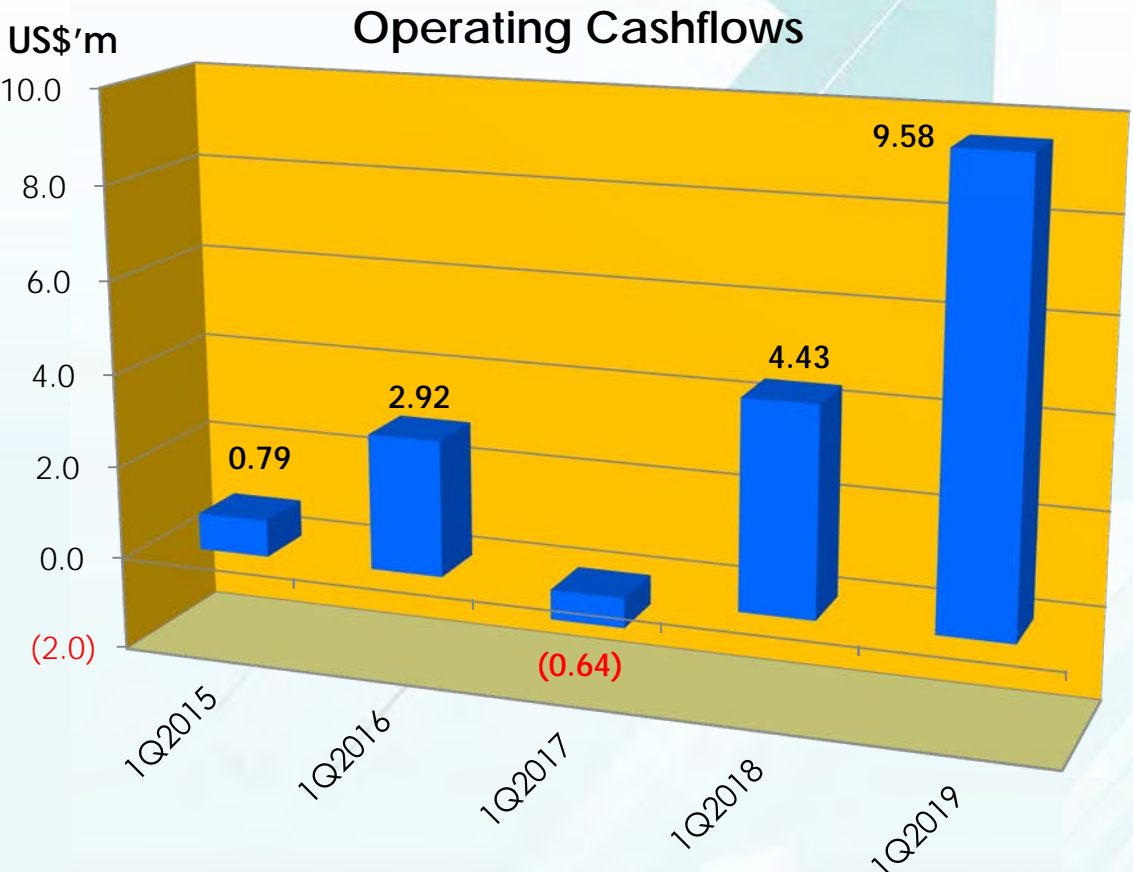
PROFIT TREND

Notwithstanding the impact of IFRS 16, the Group recorded highest 1Q profit in 5 years



OPERATING CASH FLOW TREND

Operating cash flows increased mainly due to classification of lease payments under financing cash flows under IFRS 16



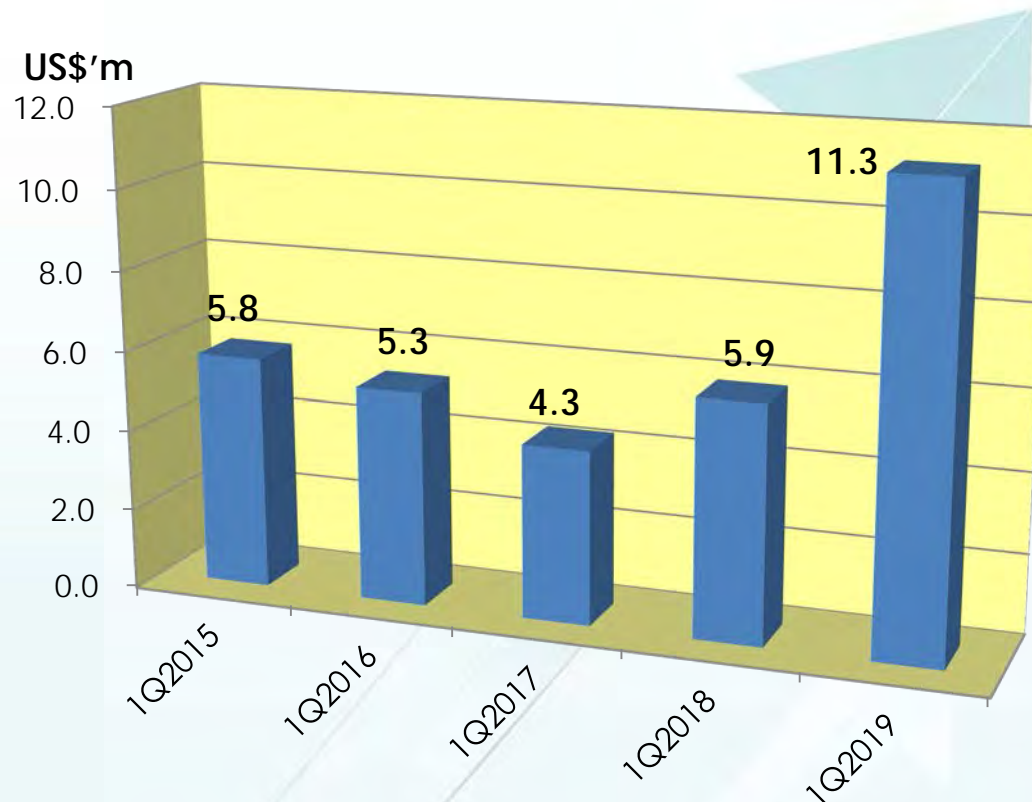
CASH FLOW SUMMARY

The Group had a net cash inflow of \$3.8m for 1Q2019

(US\$'000)	First Quarter	
	2019	2018
Cash and cash equivalents at beginning of the quarter	43,462	35,552
Cash Inflow / (Outflow)		
Operating Activity	9,582	4,425
Investing Activity	25,154	3,656
Financing Activity	(30,691)	(8,208)
Effect of exchange rate changes	(212)	139
Net Cash Inflow for the quarter	3,833	12
Cash and cash equivalents at the end of the quarter	47,295	35,564

EBITDA

EBITDA increased significantly partly due to IFRS 16 because lease expense is replaced by ROU depreciation and lease interest expense which are not deducted from EBITDA



Note: Earnings Before Interest/Tax/Depreciation/Amortisation (“EBITDA”) is calculated using Profit After Tax adjusted for interest expense, income tax, depreciation, amortisation, fair valuation adjustments, onerous contract provisions, impairment of property, plant and equipment, as well as allocation to Tokumei Kumiai Investors. Above EBITDA figures include realised investment returns which are part of the Group’s core business income.

BALANCE SHEET SUMMARY

Although the Group has pared down borrowings, liabilities, together with assets increased due to IFRS 16 (please see slide 14)

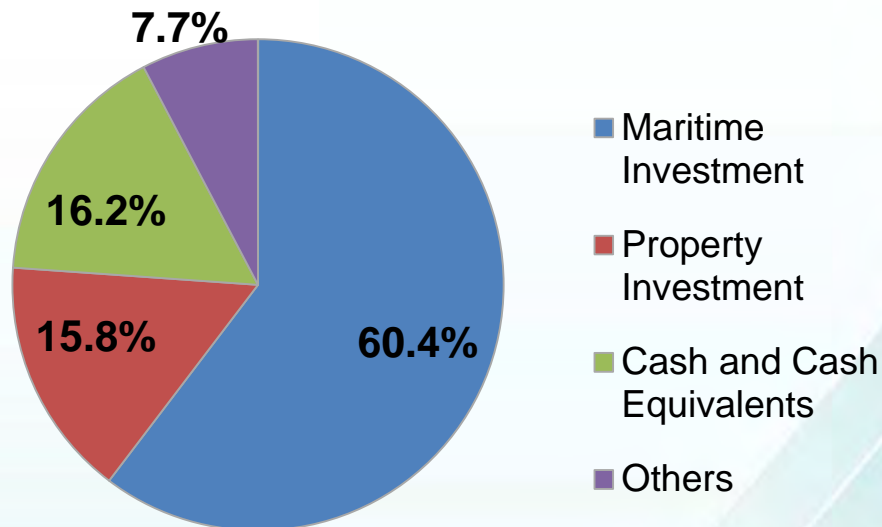
(US\$'mil)	As at 31-Mar-19	As at 31-Dec-18	Inc / (Dec)
Total Assets	577.8	334.2	243.6
Total Liabilities	450.1	200.9	249.2
Total Equity	127.7	133.3	(5.6)
Total Debt	157.2 ^{*(A)}	180.7 ^{*(A)}	(23.5)
Total Cash	50.6 ^{*(B)}	46.7 ^{*(B)}	3.9
Total Debt / Total Equity (Gearing)	1.23	1.36	(0.13)
NAV per share (US\$)	2.72	2.84	(0.12)

^{*(A)}: Total Debt includes US\$3.0 mil borrowing secured by the pledged deposits (31 Dec 2018: US\$3.0 mil).
^{*(B)}: Total Cash includes US\$3.3 mil deposits pledged as collateral (31 Dec 2018: US\$3.2 mil).

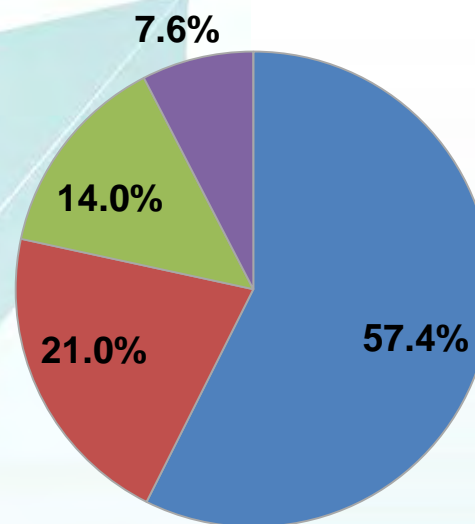
TOTAL ASSETS ALLOCATION

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

As at 31 March 2019



As at 31 December 2018



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

As at 31 March 2019	US\$'m
Total assets excluding ROU assets	313.7
Add: ROU – Vessel	3.2
ROU – Hotels	259.4
ROU – Office	1.4
Total assets per balance sheet	577.8

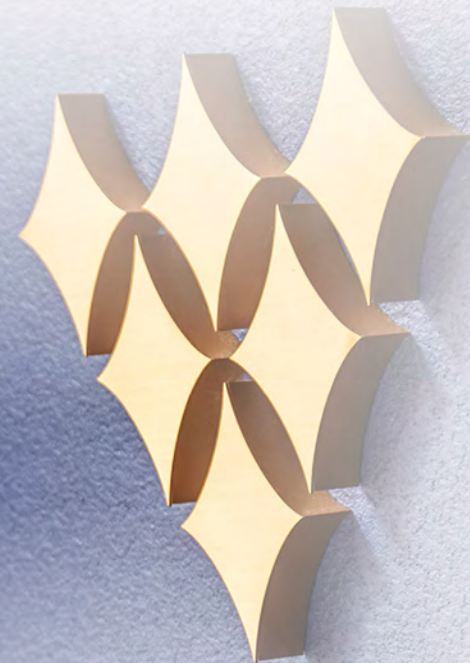
Total Assets: US\$334.2m

BUSINESS REVIEW & DEVELOPMENT



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z





SHIPPING (AND RELATED FINANCIAL SERVICES)

The Group provides comprehensive solutions to ship investments

28

Uni-Asia Shipping owns and charters out vessels providing recurrent income and operating cash flows to the Group

Uni-Asia Shipping

Maritime Asset Management invests in vessels and provides services including finance arrangement and administration

Shipping

Maritime Services provides ship management services to ensure operation efficiency and upkeep of our vessels

Maritime Services

Maritime Asset Management



SHIPPING (AND RELATED FINANCIAL SERVICES)

Shipping Business recorded a profit of \$1.7m for 1Q2019 with all sub-segments recording profits

29

1Q2019 RESULTS PRESENTATION

UNI-ASIA GROUP LIMITED

(US\$'000)		First Quarter		
		2019	2018	% Change
Shipping (and related financial services)	Revenue	10,469	11,982	(13%)
	Net Profit / (Loss)	1,706	2,620	(35%)
Uni-Asia Shipping <i>Ship Owning/Leasing & Chartering</i>	Revenue	7,125	8,703	(18%)
	Net Profit / (Loss)	1,041	2,615	(60%)
Maritime Asset Management • <i>Investment and Asset Management of Ships</i> • <i>Ship Finance Arrangement</i>	Revenue	2,963	3,150	(6%)
	Net Profit / (Loss)	389	(49)	N/M
Maritime Services • <i>Commercial / Technical Management of Ships</i> • <i>Ship Related Brokerage Services</i>	Revenue	714	472	51%
	Net Profit / (Loss)	261	43	N/M



UNI-ASIA SHIPPING



100%

Uni-Asia Holdings Limited

100%

Uni-Asia Shipping Limited

	Name of Subsidiary	Ship Name	DWT	Shipyard	Built
100%	Karat Bulkship S.A. ⁽¹⁾	Uni Auc One	28,709	Shin-Kurushima	Jun-2007
100%	Hope Bulkship S.A. ⁽²⁾	Victoria Harbour	29,100	Y-Nakanishi	May-2011
100%	Imperial Bulkship S.A.	Clearwater Bay	29,118	Y-Nakanishi	Jun-2012
100%	Jade Bulkship S.A.	Ansac Pride	37,094	Onomichi	Jun-2013
100%	Jubilee Bulkship S.A.	Island Bay	37,649	Imabari	Jul-2014
51%	Regina Bulkship S.A.	Inspiration Lake	37,706	Imabari	Feb-2015
100%	Mable Bulkship S.A.	Glengyle	37,679	Imabari	Mar-2015
100%	Nora Bulkship S.A.	Uni Bulker	37,700	Imabari	Jan-2016

⁽¹⁾ Bareboat vessel

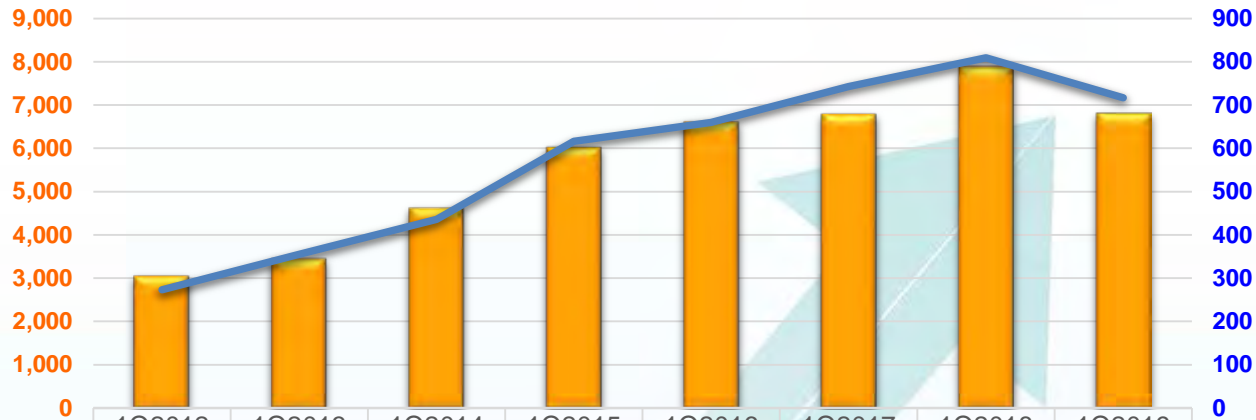
⁽²⁾ As announced on 3 May 2019, shareholdings of Hope Bulkship S.A. had been increased to 100% from 83%.



UNI-ASIA SHIPPING

Uni-Asia Shipping Charter Income and No. of Operating Days

Charter Income
(US\$'000)



No. of
Operating Days

	1Q2012	1Q2013	1Q2014	1Q2015	1Q2016	1Q2017	1Q2018	1Q2019
Charter Income	3,062	3,462	4,626	6,021	6,613	6,788	7,885	6,806
No. of operating days	273	355	436	616	660	742	809	717

Uni-Asia Shipping Average Charter Hire Rate Per Day



Average charter was weak for 1Q2019 due to Vale disaster, fall in Japan steel production and grain trade.

Note: commercial management vessel and freight (voyage charter) income are excluded.



UNI-ASIA SHIPPING

Uni-Asia Shipping recorded lower charter in 1Q2019 compared to 1Q2018 due to:

- 1) 8 ships in 1Q2019 compared to 9 ships in 1Q2018
- 2) Weaker dry bulk market in 1Q2019 affecting 2 spot rate ships

(US\$'000)	First Quarter		
	2019	2018	% Change
Turnover	7,125	8,703	(18%)
Charter Income	6,806	7,885	(14%)
Fee Income	120	67	79%
Investment Returns	140	286	(51%)
Interest Income	32	17	88%
Other Income	27	448	(94%)
Expenses	(5,046)	(5,160)	(2%)
Profit from Operation	2,079	3,543	(41%)
Finance costs	(1,038)	(928)	12%
Profit/ (loss) before Tax	1,041	2,615	(60%)
Profit/ (loss) after Tax	1,041	2,615	(60%)



MARITIME ASSET MANAGEMENT

- Maritime Asset Management Department (“MAMD”) manages a portfolio of wholly owned as well as joint-investment ship investments.
- MAMD also provides structured finance solutions services to clients.

Wholly Owned Ship Investment 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



MARITIME ASSET MANAGEMENT

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

Charter income for the 3 vessels was stable in 1Q2019 compared to 1Q2018 while the absence of arrangement fee in 1Q2019 resulted in a decrease in fee income. No fair valuation adjustments were booked in 1Q2019 for joint investment ships.

35

1Q2019 RESULTS PRESENTATION

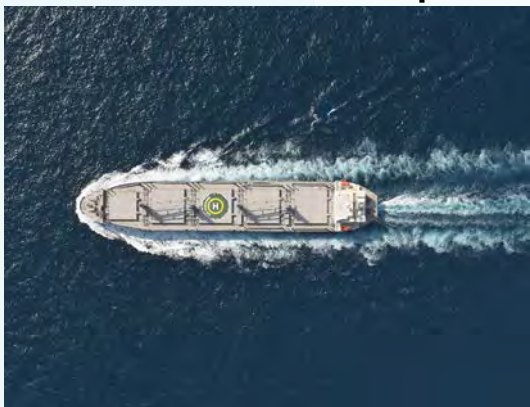
UNI-ASIA GROUP LIMITED

(US\$'000)	First Quarter		
	2019	2018	% Change
Turnover	2,963	3,150	(6%)
Charter Income	2,297	2,299	(0%)
Fee Income	343	1,844	(81%)
Investment Returns	274	(1,362)	N/M
Interest Income	13	36	(64%)
Other Income	36	333	(89%)
Expenses	(2,310)	(2,903)	(20%)
Profit/ (Loss) from Operation	653	247	164%
Finance costs	(262)	(296)	(11%)
Profit/ (Loss) before Tax	391	(49)	N/M
Profit/ (Loss) after Tax	389	(49)	N/M



MARITIME SERVICES

- The Group's Maritime Services arm includes the following subsidiaries:
 - Uni Ships and Management Limited
 - Uni Ships and Management (Taiwan) Limited
 - Uni Ships and Management Korea Ltd
 - 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

Maritime Services recorded \$0.3m profit for 1Q2019 due to brokerage commission earned in 1Q2019.

(US\$'000)	First Quarter		
	2019	2018	% Change
Turnover	714	472	51%
Fee Income	706	468	51%
Interest Income	8	4	100%
Expenses	(450)	(426)	6%
Profit/ (Loss) before Tax	264	46	N/M
Profit/ (Loss) after Tax	261	43	N/M



SHIP PORTFOLIO SUMMARY

	Name of Ship Owning Entity	Name of Ship	Type	DWT	TEU	Year Built	Group Ownership %	Business Segment
1	Karat Bulkship S.A.*	Uni Auc One	Bulk Carrier	28,709		2007	100%	Uni-Asia Shipping
2	Hope Bulkship S.A.	Victoria Harbour	Bulk Carrier	29,100		2011	100%	Uni-Asia Shipping
3	Imperial Bulkship S.A.	Clearwater Bay	Bulk Carrier	29,118		2012	100%	Uni-Asia Shipping
4	Jade Bulkship S.A.	ANSAC Pride	Bulk Carrier	37,094		2013	100%	Uni-Asia Shipping
5	Jubilee Bulkship S.A.	Island Bay	Bulk Carrier	37,649		2014	100%	Uni-Asia Shipping
6	Regina Bulkship S.A.	Inspiration Lake	Bulk Carrier	37,706		2015	51%	Uni-Asia Shipping
7	Mable Bulkship S.A.	Glengyle	Bulk Carrier	37,679		2015	100%	Uni-Asia Shipping
8	Nora Bulkship S.A.	Uni Bulker	Bulk Carrier	37,700		2016	100%	Uni-Asia Shipping
9	Joule Asset Management (Pte.) Ltd.	Uni Challenge	Bulk Carrier	29,078		2012	100%	Maritime Asset Management
10	Fulgida Bulkship S.A.	Uni Wealth	Bulk Carrier	29,256		2009	100%	Maritime Asset Management
11	Florida Containership S.A.	Uni Florida	Containership		3,500	2007	100%	Maritime Asset Management
12	Matin Shipping Ltd.*	Octbreeze Island	Bulk Carrier	38,278		2011	49%	Maritime Asset Management
13	Olive Bulkship S.A.*	Kellett Island	Bulk Carrier	57,836		2015	18%	Maritime Asset Management
14	Polaris Bulkship S.A.*	Trident Star	Bulk Carrier	57,836		2015	18%	Maritime Asset Management
15	Quest Bulkship S.A.*	Uni Harmony	Bulk Carrier	37,700		2016	18%	Maritime Asset Management
16	Stella Bulkship S.A.*	Uni Blossom	Bulk Carrier	37,700		2018	18%	Maritime Asset Management
17	Unicorn Bulkship S.A.*	Uni Sunshine	Bulk Carrier	36,300		2018	18%	Maritime Asset Management
18	Victoria Bulkship S.A.*	Uni Horizon	Bulk Carrier	36,300		2018	18%	Maritime Asset Management
19	Tiara Bulkship S.A.	Uni Freesia	Bulk Carrier	37,700		2020	18%	Maritime Asset Management
20	Fortuna Containership S.A.	Uni Fortuna	Containership		3,500	2007	50%	Maritime Asset Management
21	Prosperity Containership S.A.	Ital Melodia	Containership		4,300	2007	50%	Maritime Asset Management
22	Rich Containership S.A.	Ital Massima	Containership		4,300	2007	50%	Maritime Asset Management

* Bareboat charter vessel

Ship owning entity is consolidated into the Group Balance Sheet and ship is classified as “Property, Plant and Equipment”. Value of ship is only assessed for downward impairment and not upward adjustment. Charter income shown on Group P&L.

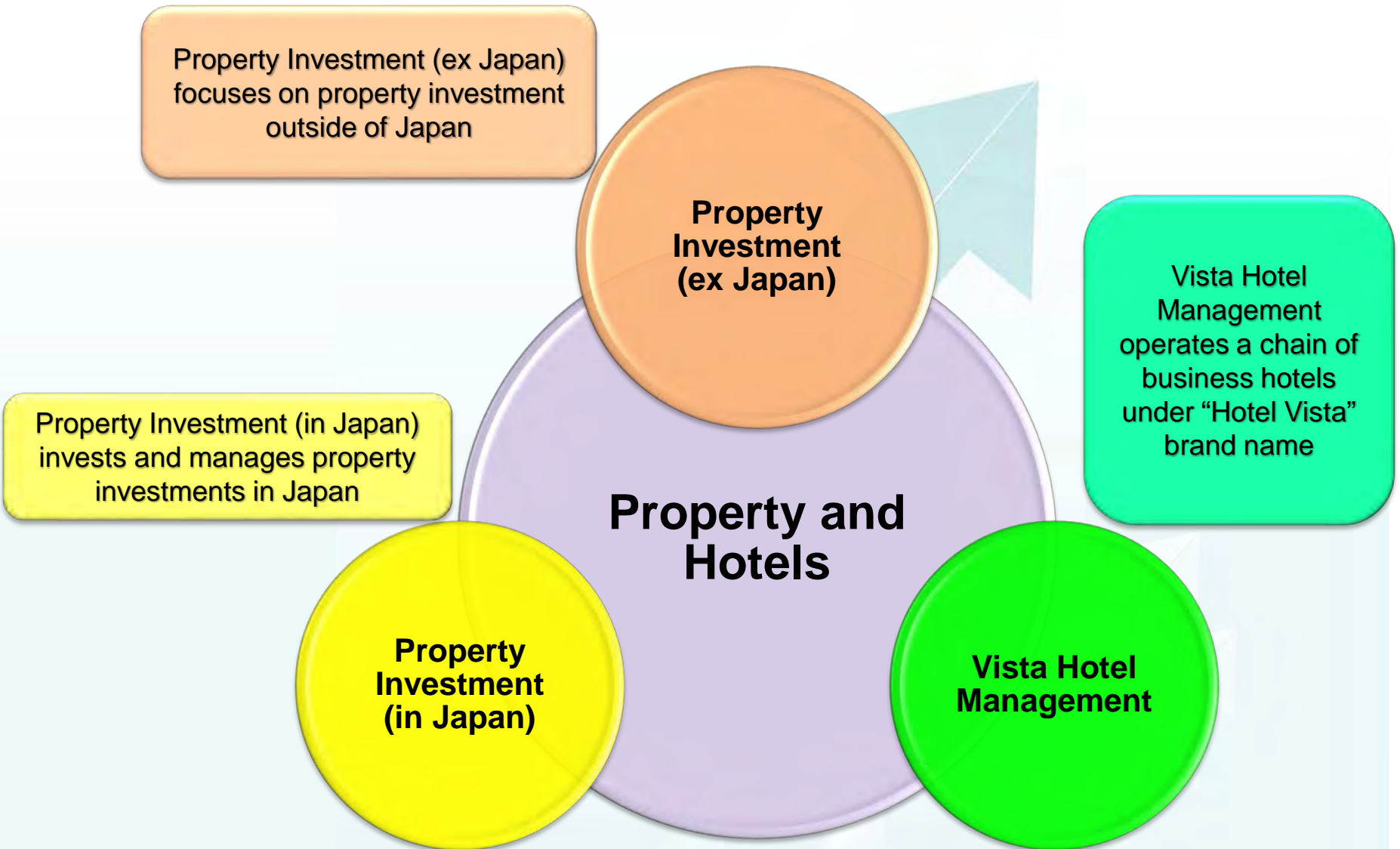
Ship owning entity is classified as “Investment”. Value of ship owning entity is assessed for both upwards and downwards fair value adjustments. Charter income received by ship owning entity is not shown on Group P&L directly.



PROPERTY AND HOTELS (AND RELATED FINANCIAL SERVICES)

Under Property and Hotels business segment, there are three sub-segments:

39





PROPERTY AND HOTELS (AND RELATED FINANCIAL SERVICES)

Property and Hotels business segments were impacted by the adoption of IFRS 16. Notwithstanding, this business segment contributed \$3m profit for 1Q2019

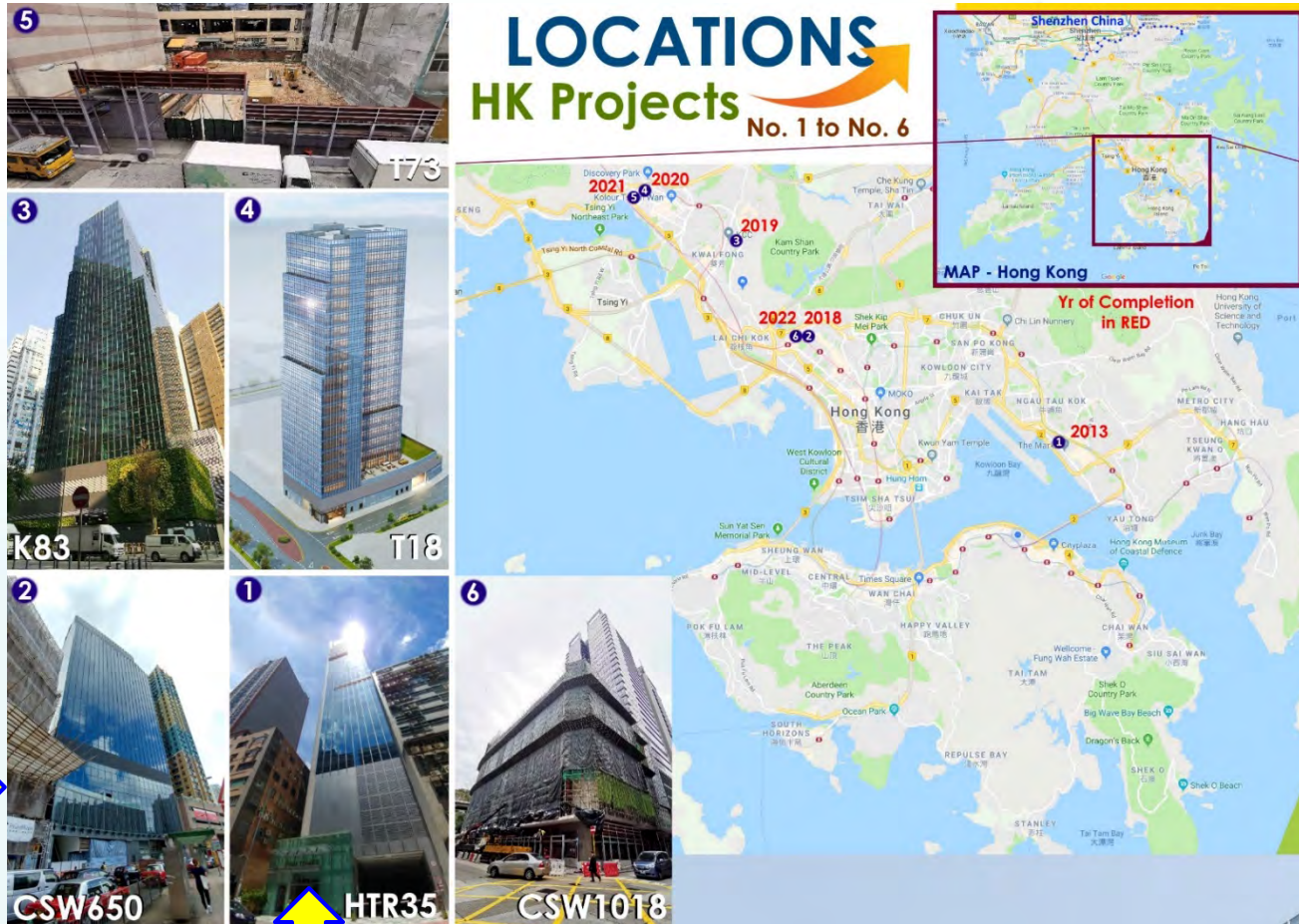
(US\$'000)		First Quarter		
		2019	2018	% Change
Property and Hotels (and related financial services)	Revenue	21,730	13,603	60%
	Net Profit / (Loss)	3,046	1,805	69%
Property Investment (ex Japan) <i>Investment/Asset Management of Properties ex-Japan</i>	Revenue	421	(2)	N/M
	Net Profit / (Loss)	167	(309)	(154%)
Property Investment (in Japan) <i>Investment/Asset Management of Properties in Japan</i>	Revenue	2,733	1,288	112%
	Net Profit / (Loss)	3,886	1,880	107%
Vista Hotel Management <i>Hotel Operation in Japan</i>	Revenue	18,716	13,448	39%
	Net Profit / (Loss)	(1,006)	234	N/M



PROPERTY INVESTMENT (EX JAPAN)

Hong Kong Property Business

– The Group has invested in 6 Hong Kong property projects to-date.



Partial gain realised

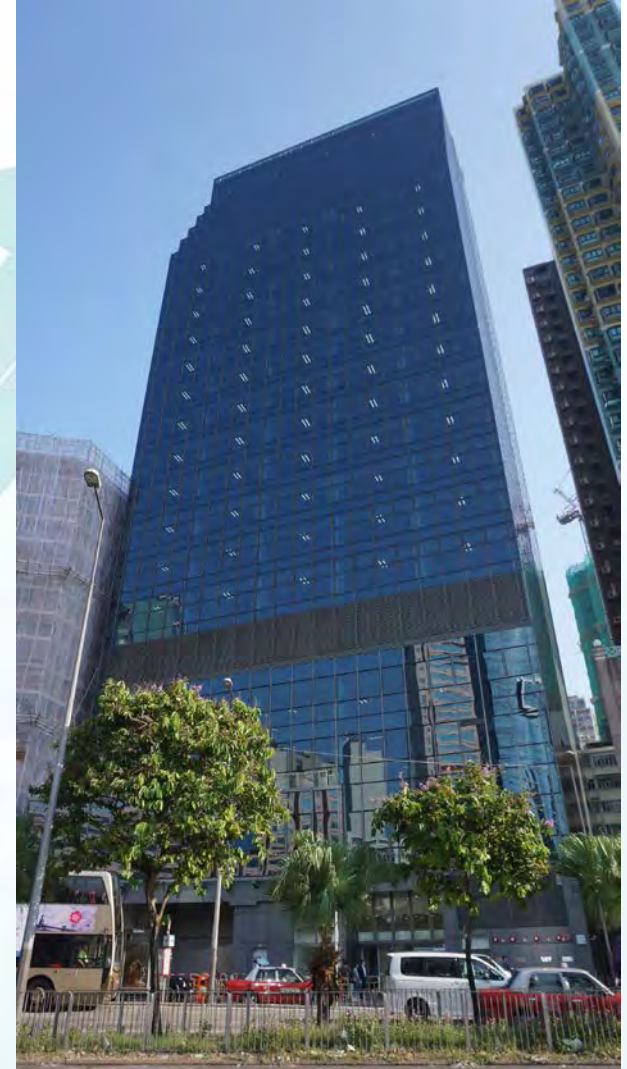
Fully exited and realised gain



PROPERTY INVESTMENT (EX JAPAN)

Hong Kong Property Business – 2nd HK Property Project

- Investment: HKD80.0 million or around USD10.4 million (13.4% effective ownership)
- Location: 650 Cheung Sha Wan Road in Hong Kong
- Project: A commercial office building.
- HKD80.0 million capital and HKD80.0 million dividend have been received from project company in 2018.
- Current status: Final two floors sold after 31 March 2019 and sale for these two floors expected to be completed around July 2019.





PROPERTY INVESTMENT (EX JAPAN)

Hong Kong Property Business – 3rd HK Property Project (K83)

- Investment: HKD50.0 million or around USD6.4 million (11.9% effective ownership)
- Location: 83 Tai Lin Pai Road, Kwai Chung, New Territories, Hong Kong
- Project: A commercial office building to be completed by 2019
- Current status: Lands Department has inspected the building and Certificate of Completion expected around mid-2019.





PROPERTY INVESTMENT (EX JAPAN)

Hong Kong Property Business – 4th HK Property Project (T18)

- Investment: HKD20.0 million or around USD2.6 million (2.5% effective ownership)
- Location: 18-20 Tai Chung Road, Tsuen Wan, Hong Kong
- Project: A commercial office building to be completed by 2020
- Current status: Foundation construction in progress





PROPERTY INVESTMENT (EX JAPAN)

Hong Kong Property Business – 5th HK Property Project (T73)

- Investment: HKD41.25 million or around USD5.3 million (7.5% effective ownership)
- Location: 71 – 75 Chai Wan Kok Street, Tsuen Wan, Hong Kong
- Project: A commercial office building to be completed by 2021
- Current status: Foundation construction in progress





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 commercial office building to be completed by 2022
- Current status: Demolition of existing building is in progress





PROPERTY INVESTMENT (EX JAPAN)

Property Investment (ex Japan) business segment recorded a profit of \$0.2m for 1Q2019

(US\$'000)	First Quarter		
	2019	2018	% Change
Turnover	421	(2)	N/M
Fee Income	24	-	N/M
Investment Returns	378	(22)	N/M
Interest Income	19	21	(8%)
Expenses	(254)	(251)	1%
Profit/ (Loss) from Operation	167	(253)	(166%)
Finance costs	-	(56)	N/M
Profit/ (Loss) before Tax	167	(309)	(154%)
Profit/ (Loss) after Tax	167	(309)	(154%)



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:**

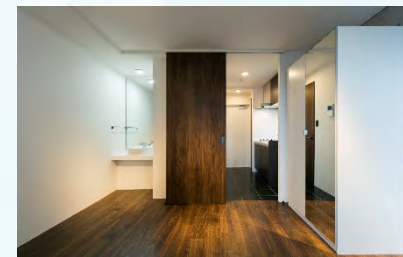
http://www.uni-asia.com/business_property_japan.html



PROPERTY INVESTMENT (IN JAPAN)

Small Residential Property Business in Japan

- Average IRR for completed projects: > 20%
- Average investment period < 2 years
- Investment amount: ~USD3m to USD5m
- Investment stake ranges from 10% to 100%



SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN

Completed Projects

- 1 SHIMOMEGURO PROJECT (SOLD)
- 2 AKEBONOBASHI PROJECT (SOLD)
- 3 HATAGAYA PROJECT (SOLD)
- 4 SAKURA-SHIMMACHI PROJECT (SOLD)
- 5 HONANCHO PROJECT (SOLD)
- 6 SENGOKU PROJECT (SOLD)
- 7 OOKAYAMA PROJECT (SOLD)
- 8 CHITOSEFUNABASHI PROJECT (SOLD)
- 9 MEJIRO PROJECT (SOLD)
- 10 OOKAYAMA3 PROJECT (SOLD)
- 11 HAKUSAN2 PROJECT (SOLD)
- 12 EDOGAWABASHI PROJECT (SOLD)
- 13 NISHI WASEDA PROJECT (SOLD)
- 14 OTOWA PROJECT (SOLD)
- 15 HIGASHI SHINJUKU PROJECT (SOLD)
- 16 NAKANO SAKAUE PROJECT (SOLD)

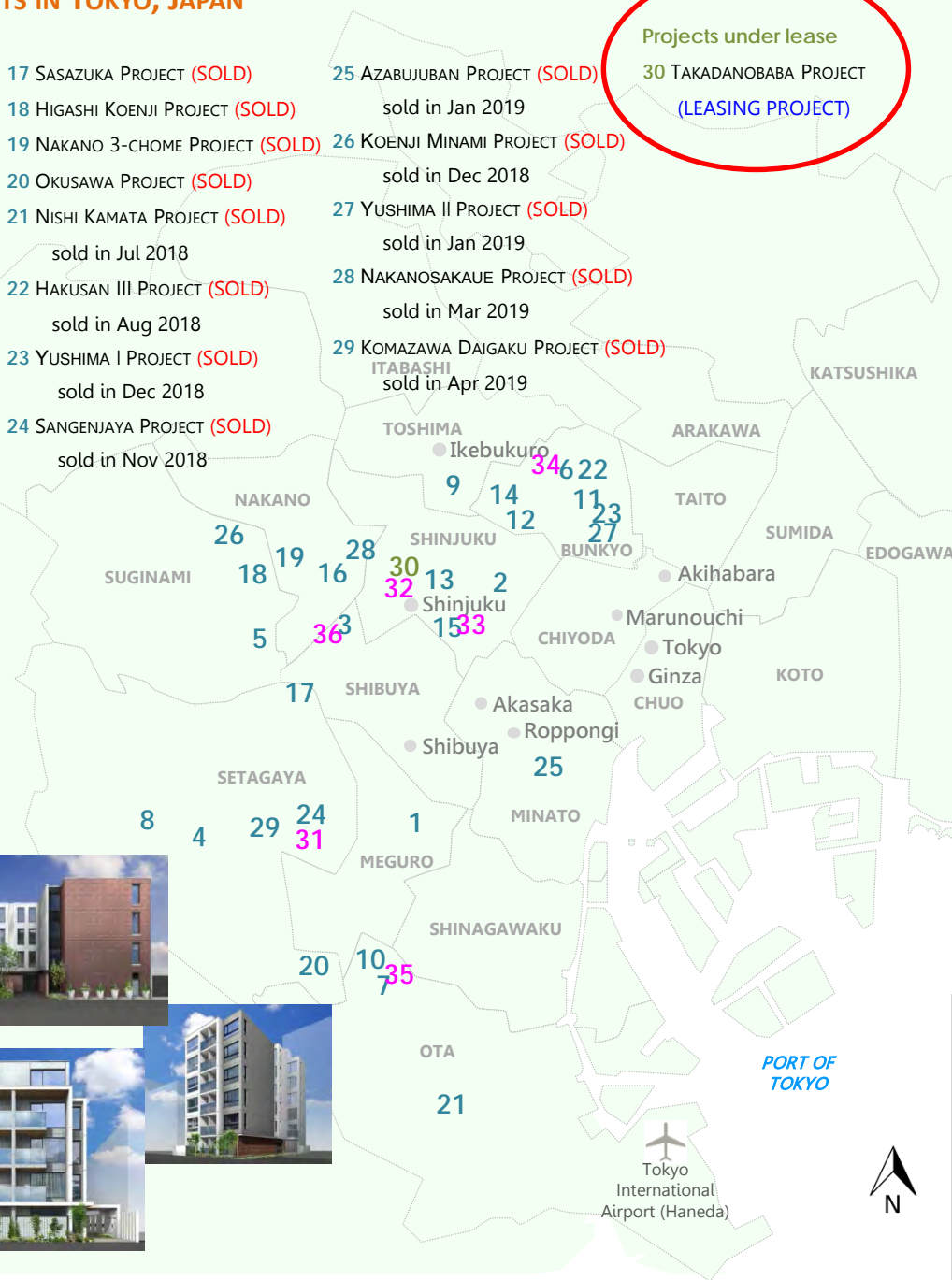
- 17 SASAZUKA PROJECT (SOLD)
- 18 HIGASHI KOENJI PROJECT (SOLD)
- 19 NAKANO 3-CHOME PROJECT (SOLD)
- 20 OKUSAWA PROJECT (SOLD)
- 21 NISHI KAMATA PROJECT (SOLD)
- 22 HAKUSAN III PROJECT (SOLD)
- 23 YUSHIMA I PROJECT (SOLD)
- 24 SANGENJAYA PROJECT (SOLD)

- 25 AZABUJUBAN PROJECT (SOLD)
- 26 KOENJI MINAMI PROJECT (SOLD)
- 27 YUSHIMA II PROJECT (SOLD)
- 28 NAKANOSAKAUE PROJECT (SOLD)
- 29 KOMAZAWA DAIGAKU PROJECT (SOLD)

Projects under lease
30 TAKADANOBABA PROJECT
 (LEASING PROJECT)

Projects under Construction/Planning

- 31 SANGENJAYA II PROJECT
 scheduled for completion in Jul 2019
- 32 TAKADANOBABA II PROJECT
 scheduled for completion in Jan 2020
- 33 HIGASHI SHINJUKU II PROJECT
 scheduled for completion in Jul 2019
- 34 SENGOKU II PROJECT
 scheduled for completion in Nov 2019
- 35 SENZOKU PROJECT
 scheduled for completion in Oct 2019
- 36 SASAZUKA II PROJECT
 scheduled for completion in Apr 2020



Narita International Airport
 60 km

Tokyo International Airport (Haneda)

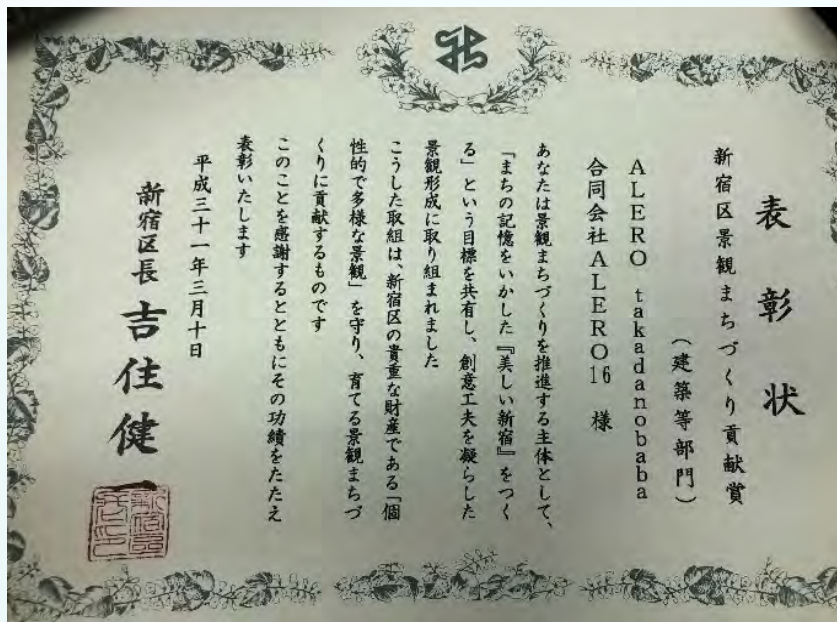




PROPERTY INVESTMENT (IN JAPAN)

Award for ALERO Takadanobaba

In 2018, UACJ was granted an award by Shinjuku-ward, Tokyo Metropolis for its contribution in creating an exquisite city landscape of Tokyo through ALERO Takadanobaba project's excellent design. The award is a recognition of the Group's contribution to Tokyo's urban landscape and at the same time, an attestation to the quality of the Group's property development business in Japan.





PROPERTY INVESTMENT (IN JAPAN)

Construction Management

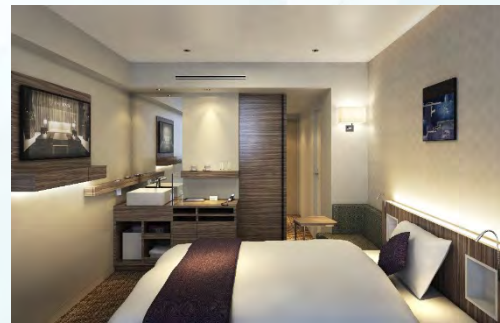
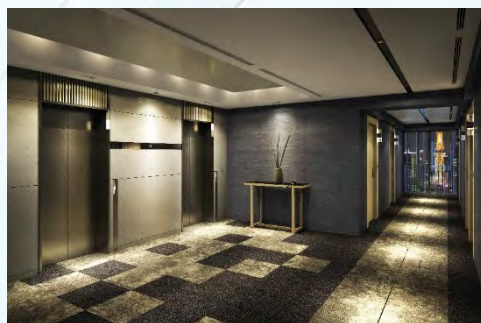
Utilising our property development expertise, UACJ helps external clients with construction management of small residential properties and hotels.





PROPERTY INVESTMENT (IN JAPAN)

Hotel Vista Nagoya Nishiki was an investment through a GK structure where UAI was a TK investor. UACJ was the construction and asset manager of the project. Upon the hotel's grand opening in September 2017, it has been operated by VHM. The Group disposed of the hotel at a gain of around \$5.1m as part of ordinary course of the Group's business.





PROPERTY INVESTMENT (IN JAPAN)

Following the sale of HV Nagoya Nishiki, a gain on disposal of property, plant and equipment of \$4.2m was recorded as gain (classify under expenses). Total gain would have been \$5.1m but \$0.9m of the gain had to be classified under lease liability under IFRS 16

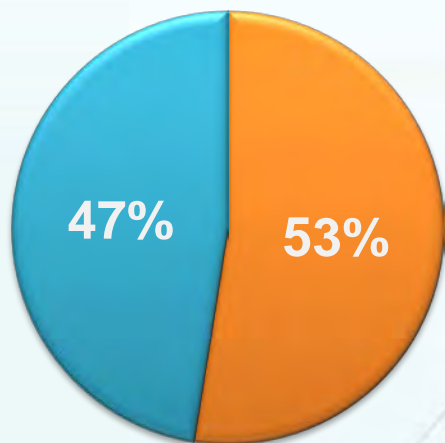
(US\$'000)	First Quarter		
	2019	2018	% Change
Turnover	2,733	1,288	112%
Fee Income	1,711	417	N/M
Investment Returns	914	754	21%
Interest Income	108	114	(5%)
Other Income	-	3	(100%)
Expenses	3,087	1,044	196%
Profit/ (Loss) from Operation	5,820	2,332	150%
Finance costs	(1,862)	(365)	N/M
Profit/ (Loss) before Tax	3,958	1,967	101%
Profit/ (Loss) after Tax	3,886	1,880	107%



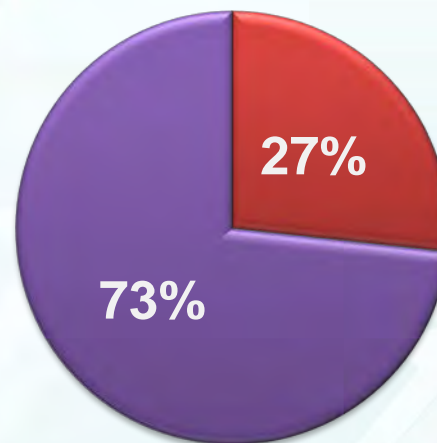
VISTA HOTEL MANAGEMENT

Vista Hotel Management

- Operates business hotels.
- Does not own the hotels.
- On average, around 53% of guests are corporate clients.
- Corporate clientele includes Nissan, Sony, Hitachi, Ricoh, Xerox.
- Around $\frac{3}{4}$ of guests are Japanese while $\frac{1}{4}$ are foreigners.



■ Corporate ■ Non-Corporate

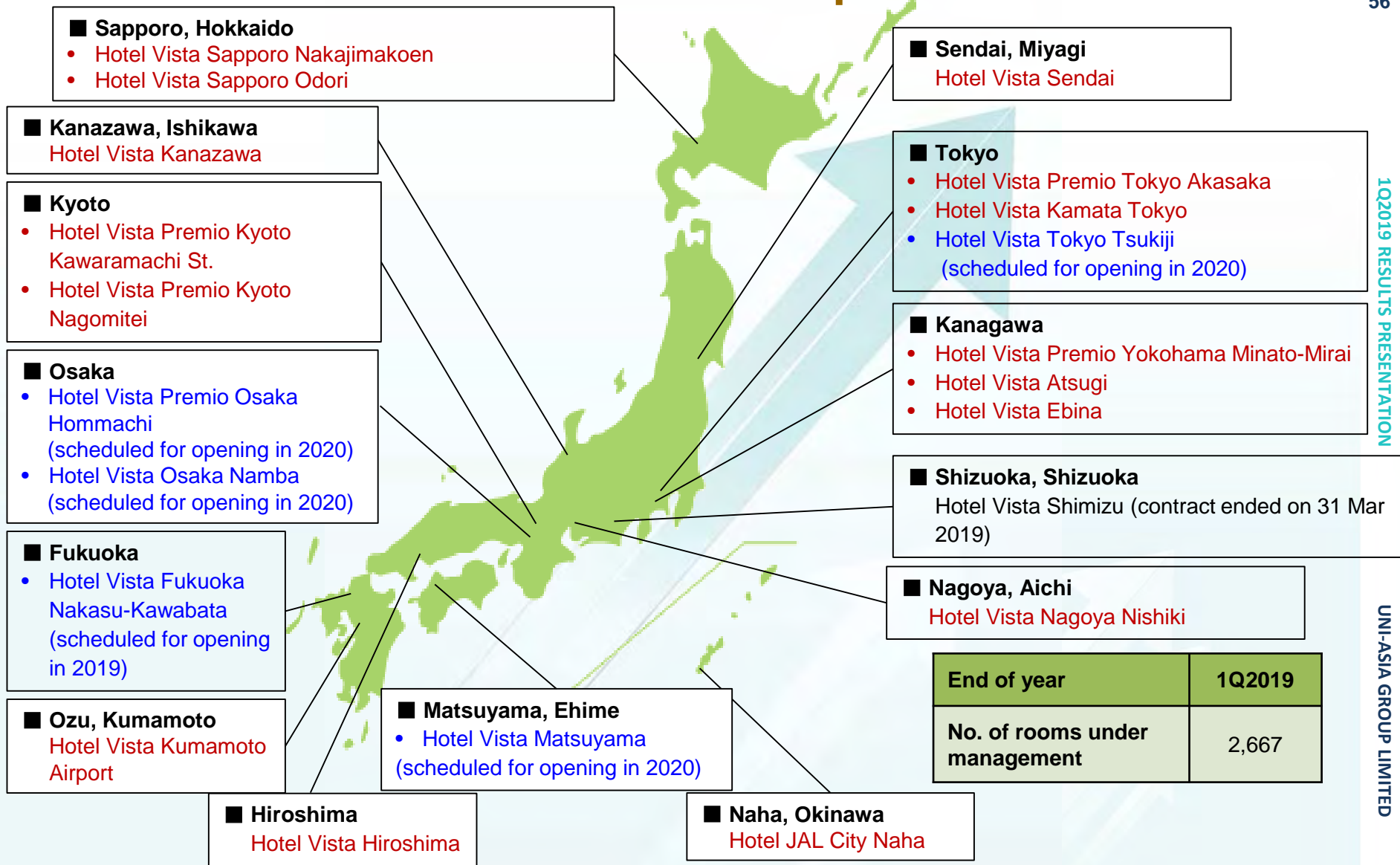


■ Foreigners ■ Japanese



VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations



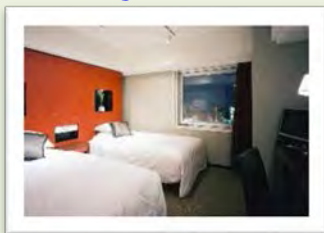
End of year	1Q2019
No. of rooms under management	2,667



VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations

Hotel Vista Sapporo Nakajima Koen



Location: Sapporo, Hokkaido
Number of rooms: 113

Hotel Vista Sapporo Odori



**Rebrand
opened on
1 Jun 2018**

Location: Sapporo, Hokkaido
Number of rooms: 153

Hotel Vista Sendai



Location: Sendai, Miyagi
Number of rooms: 238

Hotel Vista Kamata Tokyo



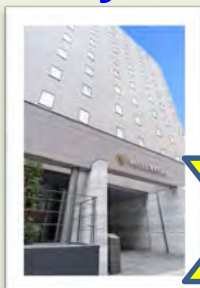
Location: Kamata, Tokyo
Number of rooms: 105



VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations

Hotel Vista Premio Tokyo Akasaka



Opened on
14 Jun 2018

Location: Akasaka, Tokyo
Number of rooms: 140

Hotel Vista Premio Yokohama Minato-Mirai



Location: Yokohama, Kanagawa
Number of rooms: 232

Hotel Vista Atsugi



Location: Atsugi, Kanagawa
Number of rooms: 165

Hotel Vista Ebina



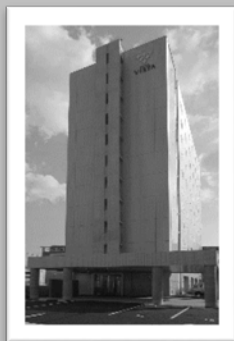
Location: Ebina, Kanagawa
Number of rooms: 176



VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations

Hotel Vista Shimizu



Hotel operating
contract ended on
31 Mar 2019

Location: Shizuoka, Shizuoka
Number of rooms: 152

Hotel Vista Kanazawa



Opened on
1 May 2018

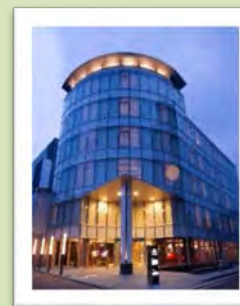
Location: Kanazawa, Ishikawa
Number of rooms: 213

Hotel Vista Nagoya Nishiki



Location: Nagoya, Aichi
Number of rooms: 143

Hotel Vista Premio Kyoto Kawaramachi St.



Listed in "MICHELIN
Guide Kyoto Osaka"
for three consecutive
years from
2015 to 2017

Location: Kyoto, Kyoto
Number of rooms: 84



VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations

Hotel Vista Premio Kyoto Nagomitei



Opened on
15 Aug 2018

Location: Kyoto, Kyoto
Number of rooms: 84

Hotel Vista Hiroshima



Opened on
1 Aug 2018

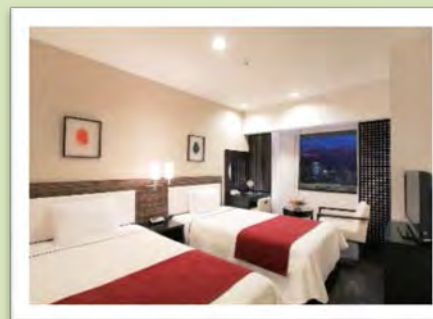
Location: Hiroshima, Hiroshima
Number of rooms: 228

Hotel Vista Kumamoto Airport



Location: Kumamoto, Kumamoto
Number of rooms: 139

Hotel JAL City Naha



Location: Naha, Okinawa
Number of rooms: 302



VISTA HOTEL MANAGEMENT

New Hotels to be Operated by the Group

➤ Hotel Vista Fukuoka Nakasu-Kawabata

- scheduled for opening in 2019 December

- The hotel is located in the Nakasu/Tenjin area in Fukuoka City.
- Fukuoka City has a population of around 1.6 million and is the largest city in Kyushu and 5th largest in Japan.
- Nakasu/Tenjin is an area where business streets are in harmony with shopping streets, with large department stores, boutiques and restaurants.
- The hotel is currently under construction and 204 rooms and a big common bath are currently being planned.



Artist's impression of completed Hotel Vista Hakata



VISTA HOTEL MANAGEMENT

New Hotels to be Operated by the Group

➤ Hotel Vista Osaka Namba

- scheduled for opening in Spring 2020

- The hotel is conveniently located in Namba area, famous commercial area in south part of Osaka city, which attracts more in-bound tourists compared to other areas.
- The hotel's target market are overseas and domestic tourists. With twin/double-bed, three-bed and four-bed rooms. There is a convenience store on the first floor.
- The hotel is currently under construction with 121 rooms.



Artist's impression of completed Hotel Vista Osaka Namba

➤ Hotel Vista Premio Osaka Honmachi

- scheduled for opening in Spring 2020

- The location of the hotel is in the centre of Osaka.
- Osaka city, one of the largest cities next to Tokyo in Japan, attracts both business travelers and tourists from around the world.
- The hotel is currently under construction with 272 rooms.



Artist's impression of completed Hotel Vista Osaka Honmachi



VISTA HOTEL MANAGEMENT

New Hotels to be Operated by the Group

➤ Hotel Vista Tokyo Tsukiji

- scheduled for opening in Spring 2020

- The hotel is located in Tsukiji area just next to Ginza, which has gain popularity with tourists. The area is easily assessable from/to other parts of Tokyo. A new facility for MICE is currently under consideration at the site previously occupied by Tsukiji fish market which may boost tourism in the area.
- The hotel is currently under construction with 149 rooms.

➤ Hotel Vista Matsuyama (tentative name)

- scheduled for opening in Summer 2020

- Matsuyama city, the most populous city in Shikoku island, is popular with both business and leisure travelers. The location is the center of Matsuyama city, the most visited area.
- Matsuyama has several tourist attractions, including Dogo Onsen for its beautiful bath house, and Matsuyama Castle, one of Japan's twelve "original castles" built before the Edo period.
- The hotel is currently under construction with 140 rooms.



Artist's impression of completed Hotel Vista Tokyo Tsukiji



Artist's impression of completed Hotel Vista Matsuyama



VISTA HOTEL MANAGEMENT

VHM's loss was exacerbated due to IFRS 16 although 1st quarter is typically slow for our hotel business

(US\$'000)	First Quarter		
	2019	2018	% Change
Turnover	18,716	13,448	39%
Hotel Income	18,609	12,826	45%
Other Income	107	622	(83)%
Expenses	(18,631)	(13,159)	42%
Profit / (Loss) from Operation	85	289	(71)%
Finance costs	(1,065)	(20)	N/M
Profit/ (Loss) before Tax	(980)	269	N/M
Profit / (Loss) after Tax	(1,006)	234	N/M
Occupancy Rate	80.2%	77.9%	3%
No. of hotels operated	16	11	



VISTA HOTEL MANAGEMENT

HOTEL RANKING AWARD – FIRST IN TWO CATEGORIES

For 2017’s Hotel Chain Ranking organised by “Jalan.net”, one of the largest online hotels and ryokans booking site in Japan, the Group’s Hotel Vista was voted **first** for 2 categories:

- i) “Business Travel – Less Than JPY15,000 Per Night” Category
- ii) “Family Travel – Less Than JPY15,000 Per Night” Category

泊まってよかったチェーンホテル部門

2017年度1年間で、クチコミ総合評価において、顕著な実績を取られたチェーンホテル様に贈られます。(金額・利用シーンごとに選出)

利用シーン：出張×15,000円未満

利用シーン：ファミリー×15,000円未満

1位 HOTEL VISTA

ビスタホテルグループ



ワンランク上のサービスで、自分らしいライフスタイルを旅先でも実現

施設数 15

2位 Richmond Hotels

リッチモンドホテルズ



ひとと自然にやさしい、常にお客さまのために進化するホテル

施設数 41

3位 JR九州ホテルズ

JR九州ホテルグループ



また会いたくなるホテルへ。

施設数 12

1位 HOTEL VISTA

ビスタホテルグループ



ワンランク上のサービスで、自分らしいライフスタイルを旅先でも実現

施設数 15

2位 東急ホテルズ

東急REIホテル（東急ホテルズ）



日常のくつろぎと小さな感動

施設数 19

3位 スーパーホテル

スーパーホテル



北海道～沖縄、ビジネス・観光に最適！五感で感じるLohasステイ

施設数 126

Growth Drivers



Recurring Income

Improving ship charter market, more assets under management for Japan's property asset management arm and more hotels under operation provide increasing recurring income base

Ad Hoc Income

Arrangement and brokerage transactions provide additional ad hoc fee income on top of recurring income base

Investment Gains

Investment gains from Hong Kong property, ALERO and ship investments help to boost upside return

Target: Enhance Shareholders' Value



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z

THANK YOU

