



**FY2017
RESULTS
PRESENTATION**



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z



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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CORPORATE OVERVIEW



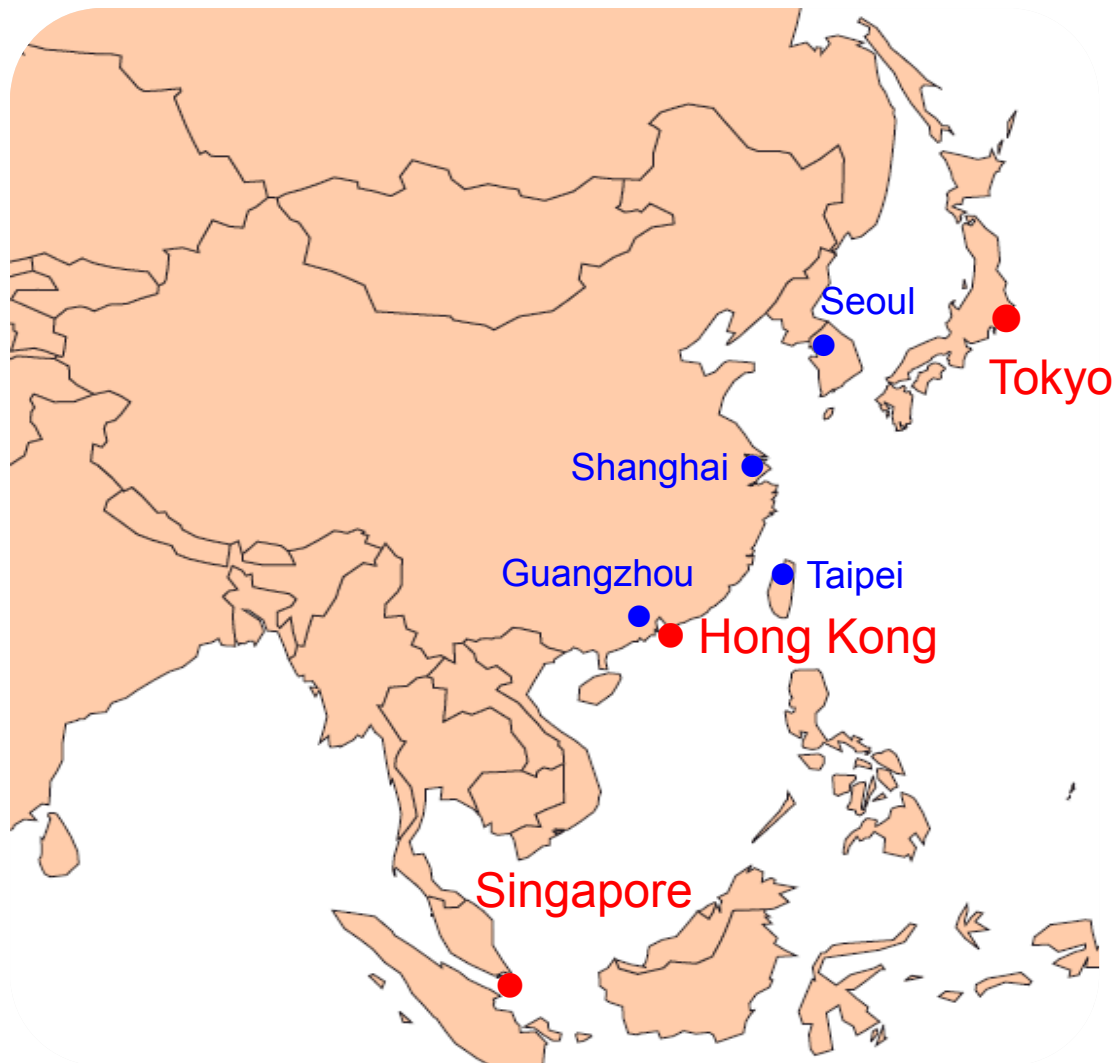
**UNI-ASIA
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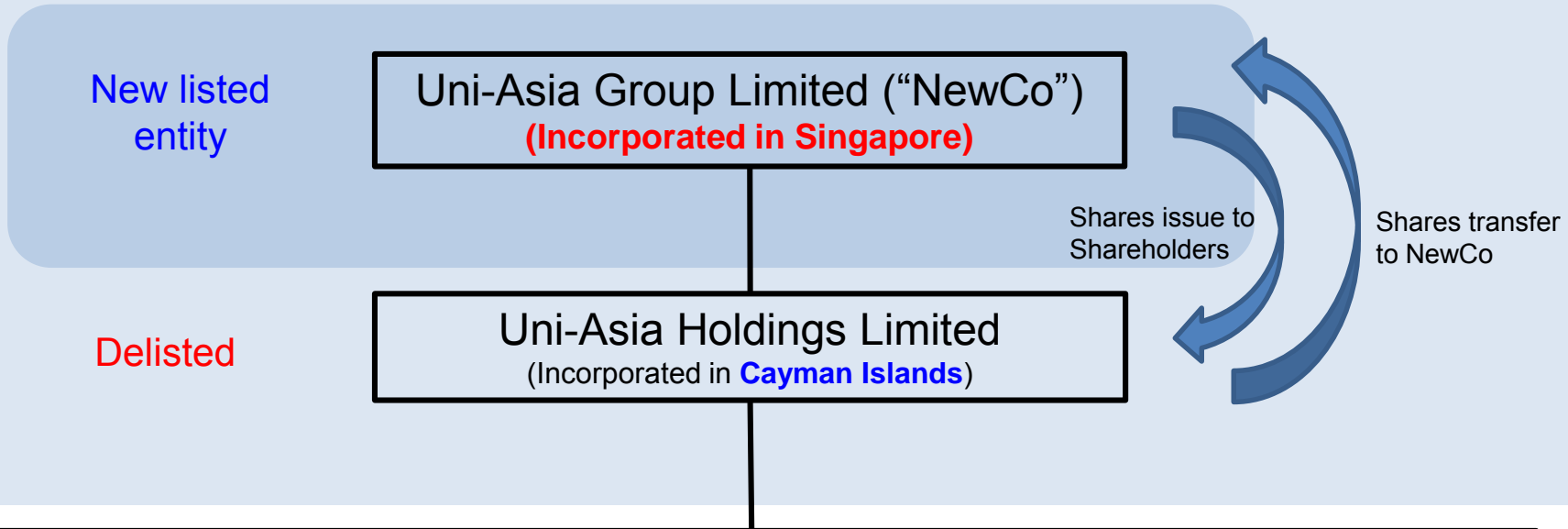
CORPORATE PROFILE



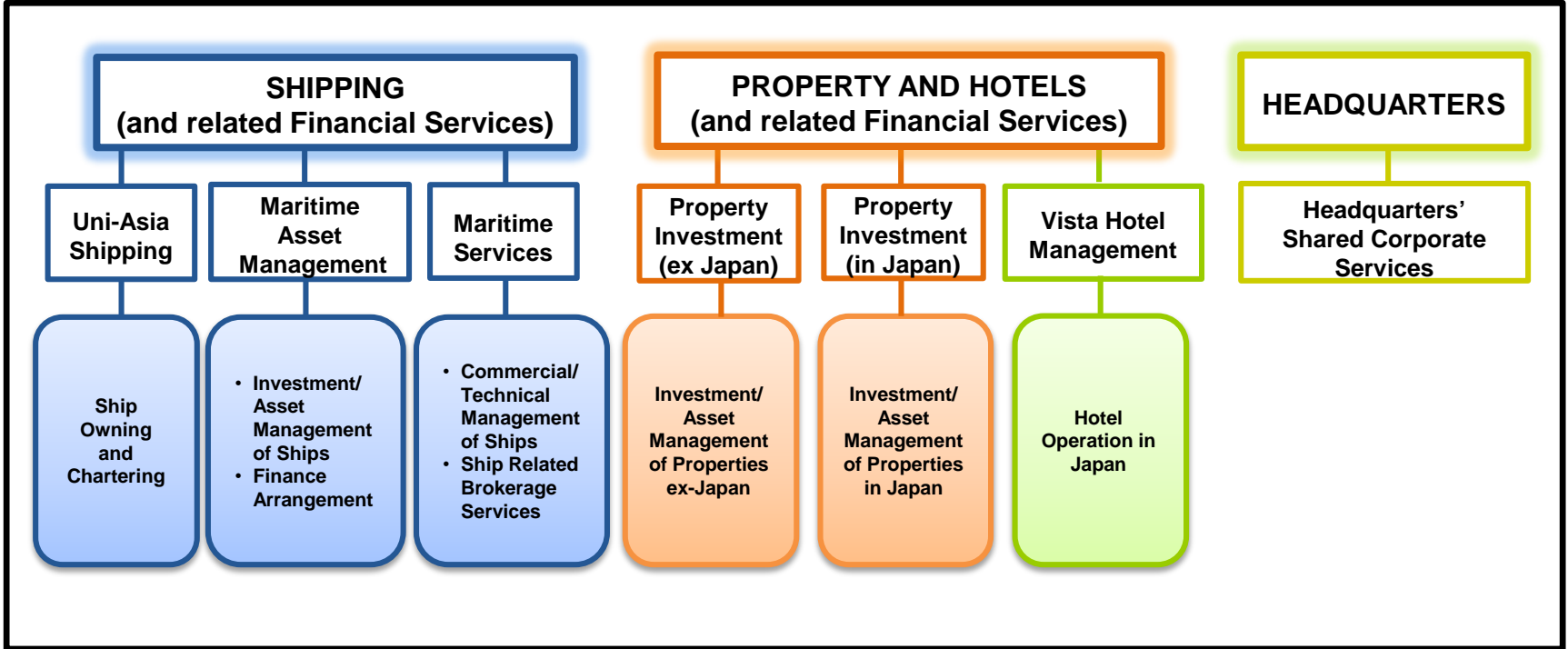
- 🌐 Founded on
17 March 1997
- 🌐 Listed on Singapore
Exchange on
17 August 2007
- 🌐 Completed Scheme of
Arrangement in 2017
with Singapore
incorporated listco –
Uni-Asia Group Limited
- 🌐 Bloomberg Code:
UAG:SP
- 🌐 SGX Stock Code:
CHJ



RESTRUCTURING



BUSINESS OPERATIONS
Remain the same



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



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**

ALERO
Nishi-Waseda





**UNI-ASIA
GROUP LIMITED**

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PROFIT AND LOSS SUMMARY



The Group achieved a strong recovery in FY2017 with a profit of \$8.9m

(US\$'000)	4 th Quarter			Financial Year		
	2017	2016	% Change	2017	2016	% Change
Total Income	30,324	21,817	39%	103,874 	86,298	20%
Total Expenses	(25,796)	(33,126)	(22%)	(88,486)	(92,588)	(4%)
Operating Profit	4,528	(11,309)	N/M	15,388	(6,290)	N/M
Profit/ (Loss) for the Period	3,178	(12,721)	N/M	8,866	(12,228)	N/M
Earnings/ (Loss) per Share (US Cents)	2.93	(29.00)	N/M	13.25 	(30.15)	N/M

PROFIT AND LOSS SUMMARY BY SEGMENTS



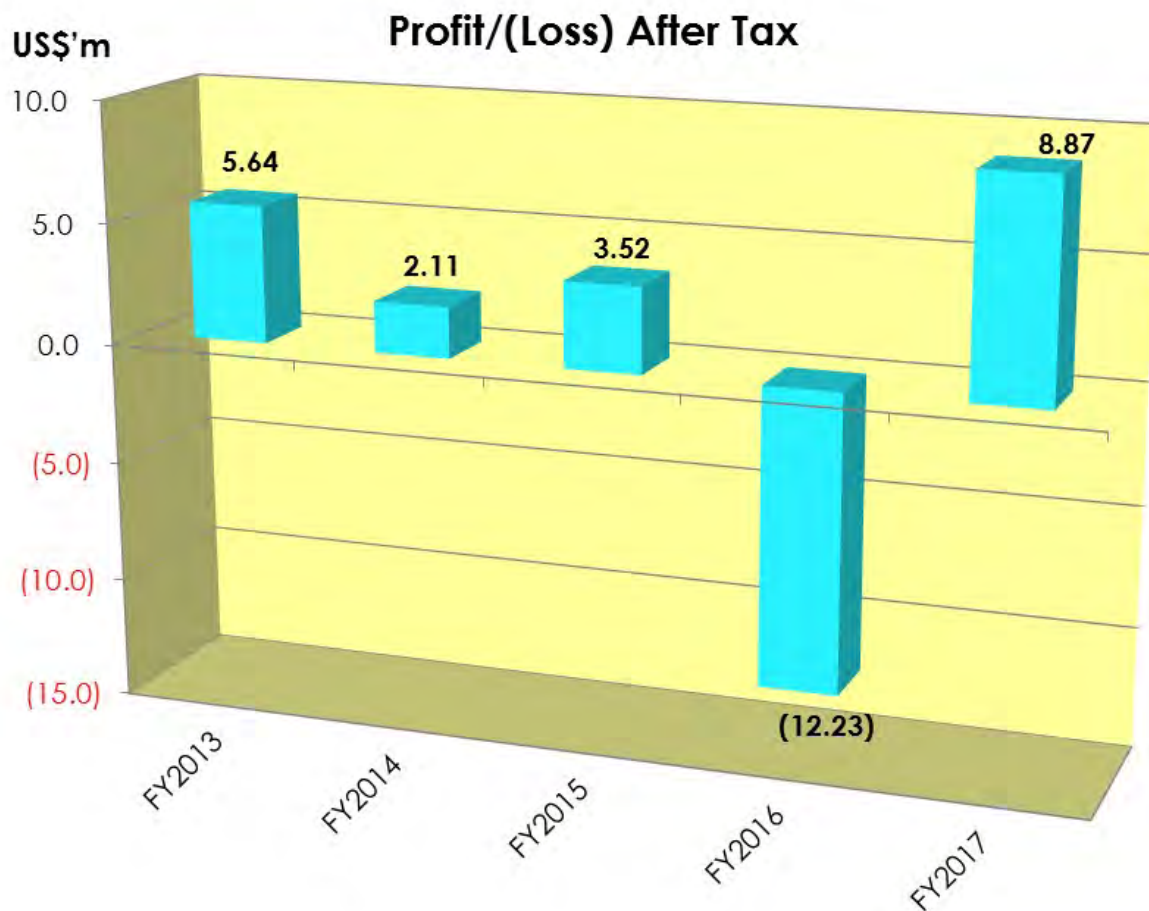
Both Shipping as well as Property and Hotels business segments reported good results for FY2017

(US\$'000)		4 th Quarter			Financial Year		
		2017	2016	% Change	2017	2016	% Change
Shipping (and related financial services)	Revenue	8,796	7,130	23%	39,981	30,404	31%
	Net Profit / (Loss)	(1,941)	(14,454)	(87%)	3,419	(18,212)	N/M
Property and Hotels (and related financial services)	Revenue	21,560	16,524	30%	64,054	57,957	11%
	Net Profit / (Loss)	6,902	4,358	58%	11,342	11,975	(5%)
Headquarters <i>Headquarters' shared corporate services</i>	Revenue	21	12	75%	54	41	32%
	Net Profit / (Loss)	(1,783)	(861)	107%	(5,895)	(4,226)	39%
Group Total	Revenue	30,324	21,817	39%	103,874	86,298	20%
	Net Profit / (Loss)	3,178	(12,721)	N/M	8,866	(12,228)	N/M

PROFIT TREND



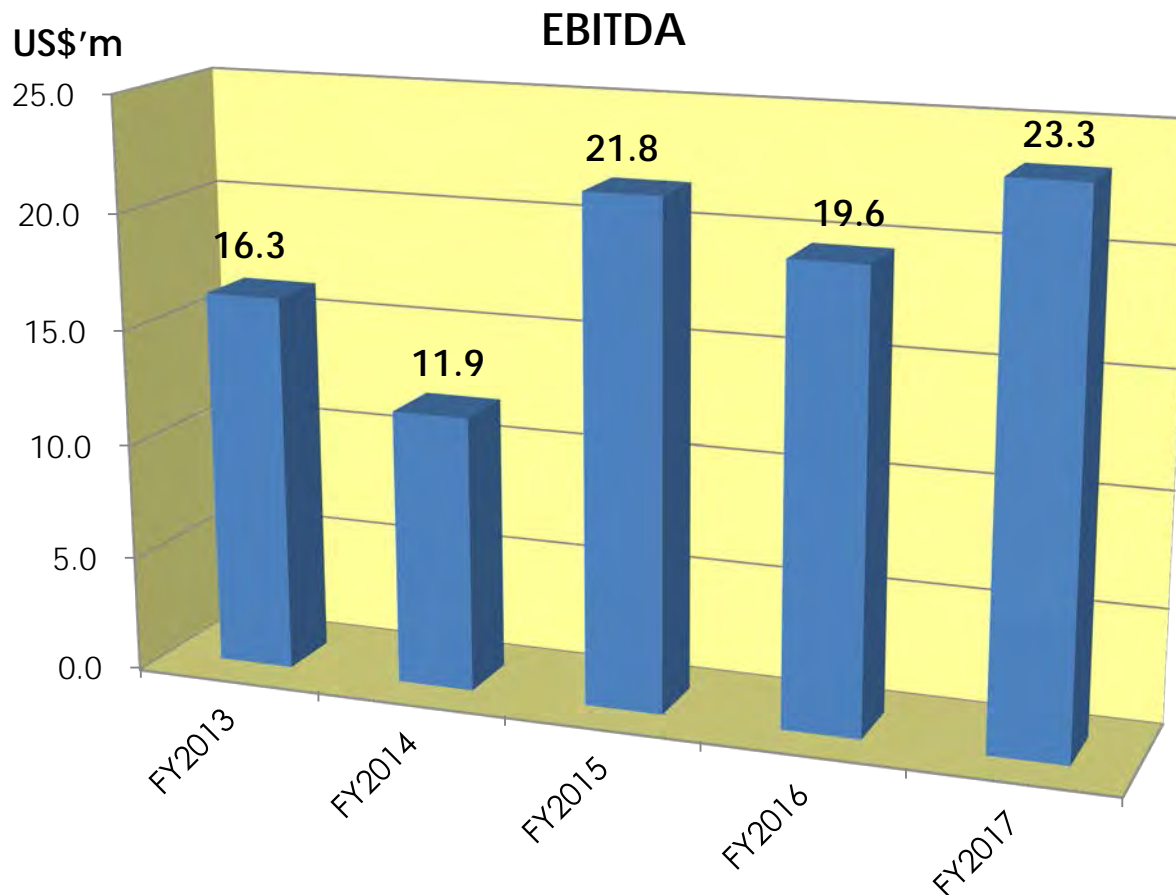
FY2017 recorded highest full year profit in 5 years



EBITDA TREND



FY2017 recorded highest full year EBITDA in 5 years



Note: Earnings Before Interest/Tax/Depreciation/Amortisation (“EBITDA”) is calculated using Profit After Tax adjusted for interest expense, income tax, depreciation, amortization, fair valuation adjustments, onerous contract provisions, impairment of property, plant and equipment, as well as allocation to Tokumei Kumiai Investors.

CASH FLOW SUMMARY



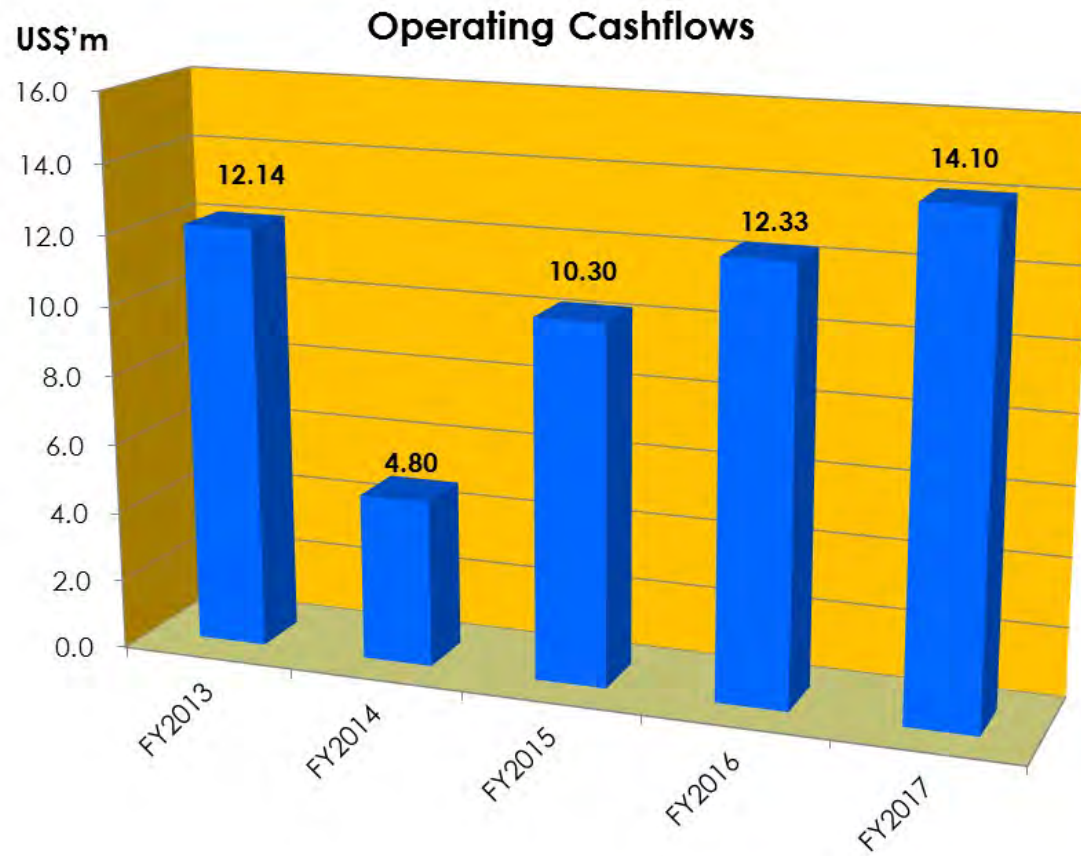
Cash had increased for 2 consecutive years

(US\$'000)	Financial Year	
	2017	2016
Cash and cash equivalents at beginning of the year	35,552	30,334
Cash Inflow / (Outflow)		
Operating Activity	14,096	12,331
Investing Activity	(8,485)	(10,486)
Financing Activity	(746)	5,152
Effect of exchange rate changes	139	(1,779)
Net Cash Inflow for the year	5,004	5,218
Cash and cash equivalents at the end of the year	40,556	35,552



OPERATING CASH FLOW TREND

Operating cashflow has been on an upward trend since FY2014





First and final dividend of
6.25 Singapore cents per share
is proposed for FY2017, a
108% increase from FY2016

BALANCE SHEET SUMMARY



Total and Net Assets of the Group had increased

(US\$'mil)	As at 31-Dec-17		As at 31-Dec-16	Inc / (Dec)
Total Assets	369.9		327.7	42.2
Total Liabilities	233.9		201.8	32.1
Total Equity	136.0		125.9	10.1
Total Debt	216.8 ^{*(A)}		185.4 ^{*(A)}	31.4
Total Cash	44.4 ^{*(B)}		39.9 ^{*(B)}	4.5
Total Debt / Total Equity (Gearing)	1.59		1.47	0.12
NAV per share (US\$)	2.89		2.68	0.21

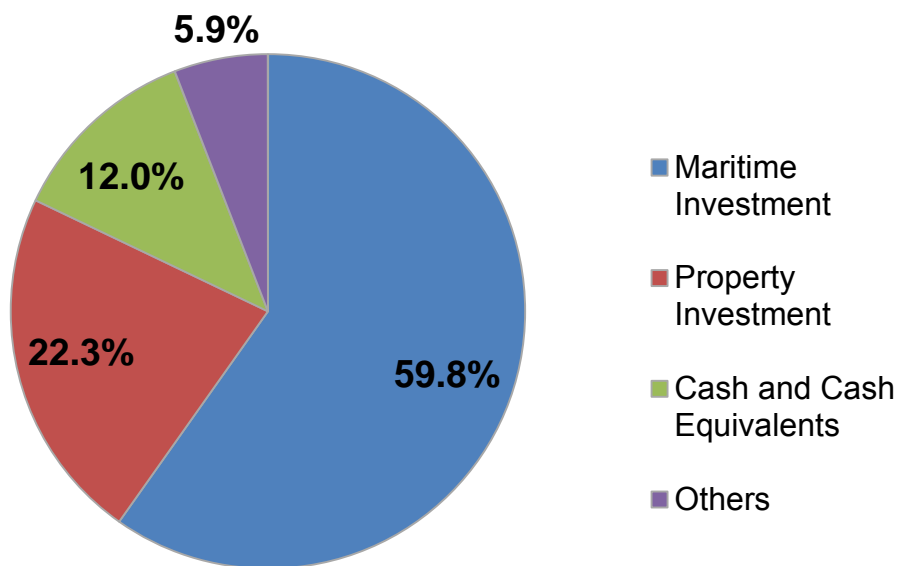
^{*(A)}: Total Debt includes US\$3.5 mil borrowing secured by the pledged deposits (31 Dec 2016: US\$3.9 mil).

^{*(B)}: Total Cash includes US\$3.8 mil deposits pledged as collateral (31 Dec 2016: US\$4.3 mil).

TOTAL ASSETS ALLOCATION

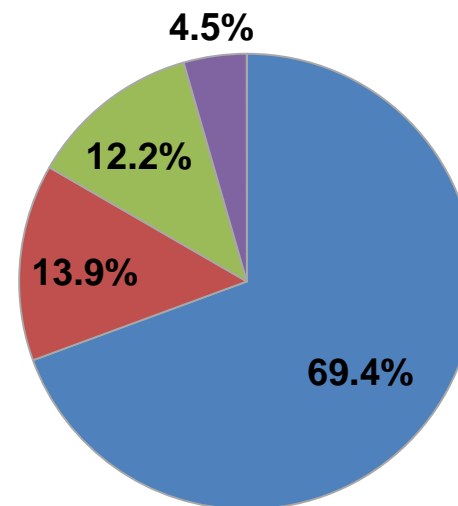


As at 31 December 2017



Total Assets: US\$369.9m

As at 31 December 2016



Total Assets: US\$327.7m

HOTEL VISTA

BUSINESS REVIEW & DEVELOPMENT



**UNI-ASIA
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SHIPPING (AND RELATED FINANCIAL SERVICES)



Under Shipping business segment, there are three sub-segments:

- Uni-Asia Shipping
- Maritime Asset Management
- Maritime Services

(US\$'000)		4 th Quarter			Financial Year		
		2017	2016	% Change	2017	2016	% Change
Shipping (and related financial services)	Revenue	8,796	7,130	23%	39,981	30,404	31%
	Net Profit / (Loss)	(1,941)	(14,454)	(87%)	3,419	(18,212)	N/M
Uni-Asia Shipping <i>Ship Owning/Leasing & Chartering</i>	Revenue	8,253	7,925	4%	32,612	27,974	17%
	Net Profit / (Loss)	235	(11,526)	N/M	4,692	(13,973)	N/M
Maritime Asset Management • Investment and Asset Management of Ships • Ship Finance Arrangement	Revenue	399	(678)	N/M	6,882	2,738	151%
	Net Profit / (Loss)	(2,226)	(2,487)	(10%)	(1,377)	(3,357)	(59%)
Maritime Services • Commercial / Technical Management of Ships • Ship Related Brokerage Services	Revenue	578	285	103%	1,863	1,557	20%
	Net Profit / (Loss)	142	(451)	N/M	169	(688)	N/M



UNI-ASIA SHIPPING



100%

Uni-Asia Holdings Limited

100%

Uni-Asia Shipping Limited

	Name of Subsidiary	Ship Name	DWT	Shipyard	Built
100%	Luna Bulkship S.A.	Orient Sunrise	28,514	Kanda	May-2001
100%	Karat Bulkship S.A.*	Uni Auc One	28,709	Shin-Kurushima	Jun-2007
83%	Hope Bulkship S.A.	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

* Bareboat Vessel



UNI-ASIA SHIPPING



Uni-Asia Shipping recorded a profit of \$4.7m with better charter income, investment returns and lower expenses

(US\$'000)	4 th Quarter			Financial Year		
	2017	2016	% Change	2017	2016	% Change
Turnover	8,253	7,925	4%	32,612	27,974	17%
Charter Income	8,197	7,435	10%	31,010	28,645	8%
Fee Income	62	62	0%	246	222	11%
Investment Returns	(51)	387	N/M	809	(1,095)	N/M
Interest Income	16	7	129%	47	19	147%
Other Income	29	34	(15%)	500	183	173%
Expenses	(7,065)	(18,443)	(62%)	(24,071)	(37,964) ⁽¹⁾	(37%)
Profit from Operation	1,188	(10,518)	N/M	8,541	(9,990)	N/M
Finance costs	(953)	(1,012)	(6%)	(3,849)	(3,987)	(3%)
Profit/ (loss) before Tax	235	(11,530)	N/M	4,692	(13,977)	N/M
Profit/ (loss) after Tax	235	(11,526)	N/M	4,692	(13,973)	N/M

Note:

⁽¹⁾ Prior year comparative expenses adjusted for allocated expenses in accordance with new business segment of FY2017.



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.
- In November 2017, MAMD set up a subsidiary Fulgida Bulkship S.A. and acquired a dry bulk carrier from Glory Bulkship S.A.
- Following the acquisition, the portfolio of wholly owned ships of MAMD is as follows:

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



Joint Investment Portfolio

	Name of Joint Investment Company	Ownership Percentage	Type	Capacity	Year of Built	Shipyard
1	Panmax Tanker S.A.	36.45%	Product Tanker	49,997 DWT	2010	Onomichi
2	Fortuna Containership S.A.	50%	Containership	3,500 TEU	2007	Hyundai Mipo
3	Prosperity Containership S.A.	50%	Containership	4,300 TEU	2007	Hyundai Mipo
4	Rich Containership S.A.	50%	Containership	4,300 TEU	2007	Hyundai Mipo
5	Matin Shipping Ltd.	49%	Bulker	38,278 DWT	2011	Imabari
6	Olive Bulkship S.A.	18%	Bulker	57,836 DWT	2015	Tsuneishi
7	Polaris Bulkship S.A.	18%	Bulker	57,836 DWT	2015	Tsuneishi
8	Quest Bulkship S.A.	18%	Bulker	37,700 DWT	2016	Imabari
9	Stella Bulkship S.A.	18%	Bulker	37,700 DWT	2018	Imabari
10	Tiara Bulkship S.A.	18%	Bulker	37,700 DWT	2019	Imabari
11	Unicorn Bulkship S.A.	18%	Bulker	36,300 DWT	2018	Oshima
12	Victoria Bulkship S.A.	18%	Bulker	36,300 DWT	2018	Oshima



MARITIME ASSET MANAGEMENT



Bottomline of Maritime Asset Management improved mainly due to finance arrangement deals closed in 2017

(US\$'000)	4 th Quarter			Financial Year		
	2017	2016	% Change	2017	2016	% Change
Turnover	399	(678)	N/M	6,882	2,738	151%
Charter Income	2,138	1,593	34%	6,818	5,606	22%
Fee Income	2,338	517	N/M	5,566	2,825	97%
Investment Returns	(4,144)	(2,318)	79%	(5,854)	(7,059)	(17%)
Interest Income	51	36	42%	245	161	52%
Other Income	16	(506)	N/M	107	1,205	(91%)
Expenses	(2,395)	(1,612)	49%	(7,437)	(5,435)	37%
Profit/ (Loss) from Operation	(1,996)	(2,290)	(13%)	(555)	(2,697)	(79%)
Finance costs	(230)	(197)	17%	(822)	(660)	25%
Profit/ (Loss) before Tax	(2,226)	(2,487)	(10%)	(1,377)	(3,357)	(59%)
Profit/ (Loss) after Tax	(2,226)	(2,487)	(10%)	(1,377)	(3,357)	(59%)

Arrangement deals closed in 4Q2017 boosted fee income

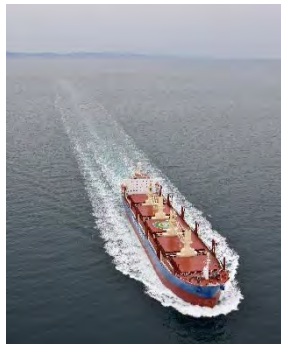
Fair valuation loss mainly due to product tanker and containerships' valuations.



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 segment
contributed small profit for FY2017

(US\$'000)	4 th Quarter			Financial Year		
	2017	2016	% Change	2017	2016	% Change
Turnover	578	285	103%	1,863	1,557	20%
Fee Income	576	285	102%	1,857	1,612	15%
Investment Returns	-	-	-	-	(106)	(100%)
Interest Income	2	1	100%	6	3	100%
Other Income	-	(1)	(100%)	-	48	(100%)
Expenses	(431)	(765)	(44%)	(1,665)	(2,245)	(26%)
Profit/ (Loss) before Tax	147	(480)	N/M	198	(688)	N/M
Profit/ (Loss) after Tax	142	(451)	N/M	169	(688)	N/M



PROPERTY AND HOTELS (AND RELATED FINANCIAL SERVICES)

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

- Property Investment (ex Japan)
- Property Investment (in Japan)
- Vista Hotel Management

All three sub-segments are profitable for FY2017

(US\$'000)		4 th Quarter			Financial Year		
		2017	2016	% Change	2017	2016	% Change
Property and Hotels (and related financial services)	Revenue	21,560	16,524	30%	64,054	57,957	11%
	Net Profit / (Loss)	6,902	4,358	58%	11,342	11,975	(5%)
Property Investment (ex Japan) <i>Investment/Asset Management of Properties ex-Japan</i>	Revenue	4,781	3,833	25%	7,100	8,406	(16%)
	Net Profit / (Loss)	4,400	3,680	(20%)	5,913	6,443	(8%)
Property Investment (in Japan) <i>Investment/Asset Management of Properties in Japan</i>	Revenue	3,389	1,308	159%	9,571	8,418	14%
	Net Profit / (Loss)	2,298	241	N/M	5,065	4,713	7%
Vista Hotel Management <i>Hotel Operation in Japan</i>	Revenue	13,655	11,635	17%	48,388	42,246	15%
	Net Profit / (Loss)	202	436	(54%)	363	819	(56%)

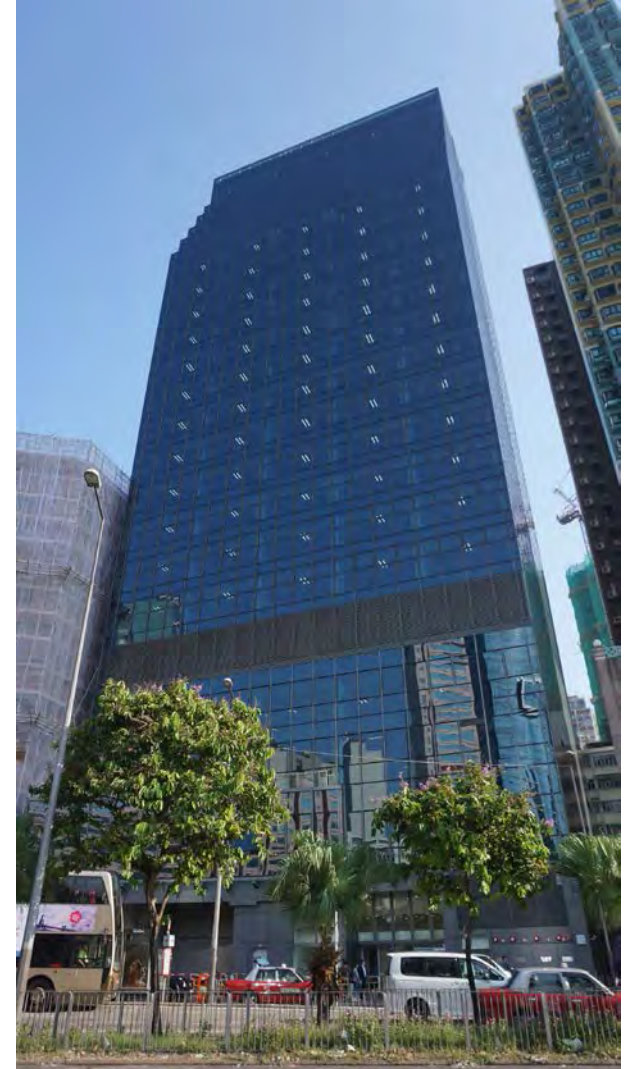


PROPERTY INVESTMENT (EX JAPAN)



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.
- Pre-sale was launched in April 2017 with 18 office floors and a shop on ground floor were sold.
- Project is on schedule and proceeds from disposal of investment is expected this year.





PROPERTY INVESTMENT (EX JAPAN)

Hong Kong Property Business – 3rd HK Property Project

- Investment: HKD50.0 million or around USD6.4 million (11.9% effective ownership)
- Location: Kwai Chung Town Lot No. 517 at Tai Lin Pai Road, Kwai Chung, New Territories, Hong Kong
- Project: A commercial office building to be completed by 2019





PROPERTY INVESTMENT (EX JAPAN)



Hong Kong Property Business – 3rd HK Property Project



Existing site undergoing construction



Artist's impression of completed building



PROPERTY INVESTMENT (EX JAPAN)



Investment Returns include additional fair valuation gain recognised for 2nd Hong Kong property

(US\$'000)	4 th Quarter			Financial Year		
	2017	2016	% Change	2017	2016	% Change
Turnover	4,781	3,833	25%	7,100	8,406	(16%)
Fee Income	65	66	(2%)	132	220	(40%)
Investment Returns	4,706	3,755	25%	6,919	8,136	(15%)
Interest Income	10	12	(17%)	49	50	(2%)
Expenses	(380)	(138)	175%	(1,185)	(2,046)	(42%)
Profit/ (Loss) from Operation	4,401	3,695	19%	5,915	6,360	(7%)
Finance costs	-	-	-	-	(18)	(100%)
Profit/ (Loss) before Tax	4,401	3,695	(19%)	5,915	6,342	(7%)
Profit/ (Loss) after Tax	4,400	3,680	(20%)	5,913	6,443	(8%)

Profit of FY2016 includes gains of ALERO projects held through a Hong Kong JV. In FY2017, new ALERO projects are held through Japan subsidiary, UAI.



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 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

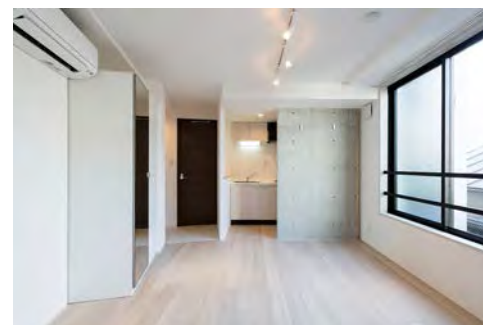


PROPERTY INVESTMENT (IN JAPAN)



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

Completed Projects (before 2017)

- 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 TAKADANOBABA PROJECT (LEASING)
- 15 OTOWA PROJECT (SOLD)
- 16 HIGASHI SHINJUKU PROJECT (SOLD)
- 17 NAKANO SAKAUE PROJECT (SOLD)

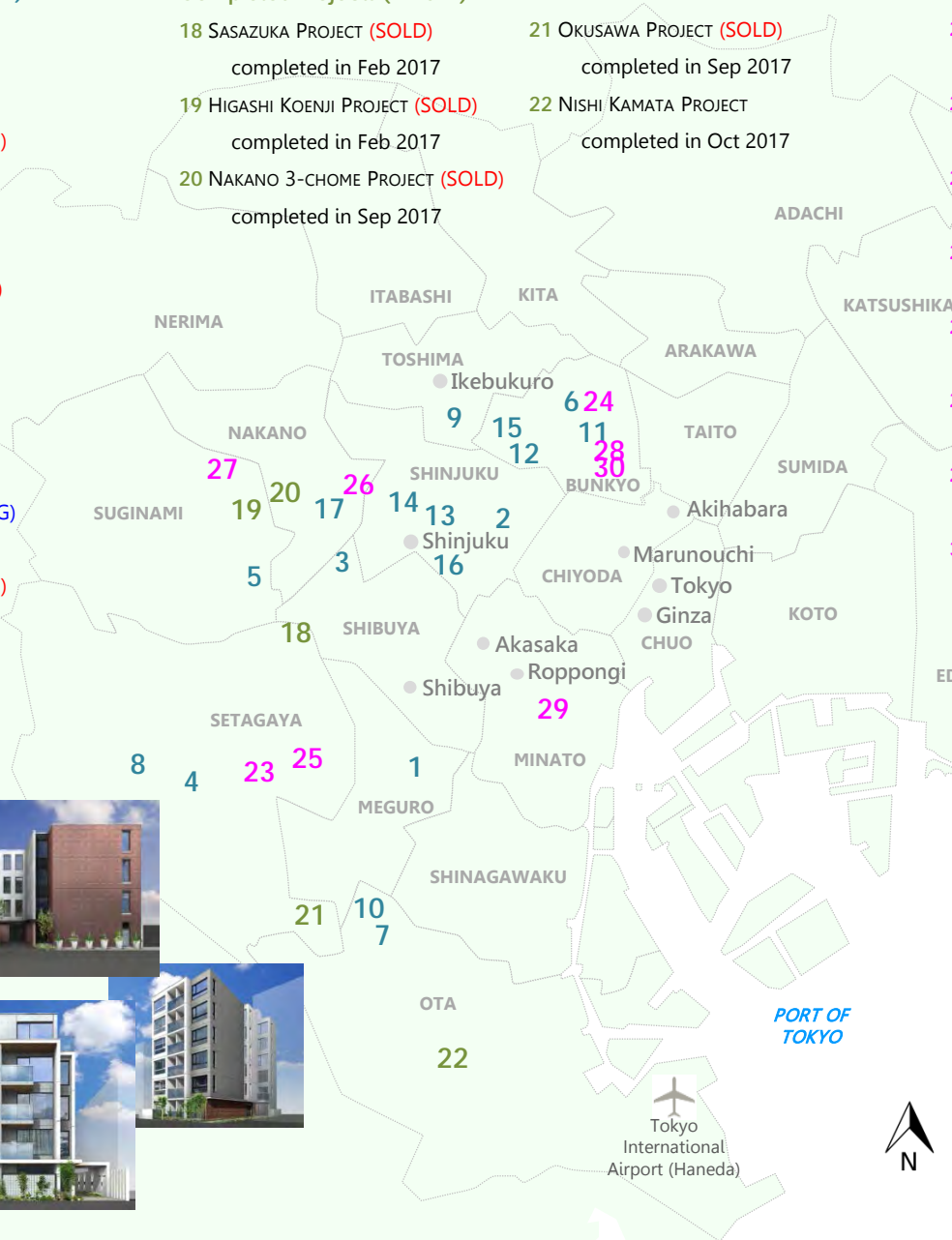
Completed Projects (in 2017)

- 18 SASAZUKA PROJECT (SOLD)
completed in Feb 2017
- 19 HIGASHI KOENJI PROJECT (SOLD)
completed in Feb 2017
- 20 NAKANO 3-CHOME PROJECT (SOLD)
completed in Sep 2017

- 21 OKUSAWA PROJECT (SOLD)
completed in Sep 2017
- 22 NISHI KAMATA PROJECT
completed in Oct 2017

Projects under Construction

- 23 KOMAZAWA DAIGAKU PROJECT
scheduled for completion in Feb 2018
- 24 HAKUSAN III PROJECT
scheduled for completion in Feb 2018
- 25 SANGENJAYA PROJECT
scheduled for completion in Aug 2018
- 26 NAKANOSAKAUE PROJECT
scheduled for completion in Sep 2018
- 27 KOENJI MINAMI PROJECT
scheduled for completion in Sep 2018
- 28 YUSHIMA I PROJECT
scheduled for completion in Aug 2018
- 29 AZABUJUBAN PROJECT
scheduled for completion in Nov 2018
- 30 YUSHIMA II PROJECT
scheduled for completion in Oct 2018



Narita International Airport
60 km

Tokyo International Airport (Haneda)





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)



Construction Management

One of the Construction Management projects (see below artist's impression) which UACJ is currently working on is Kanazawa hotel project. When completed, this hotel will be managed by Vista Hotel Management.





PROPERTY INVESTMENT (IN JAPAN)



UACJ/UAI's recorded profit of \$5.1 million for FY2017 aided by increased investment returns from Alero projects

(US\$'000)	4 th Quarter			Financial Year		
	2017	2016	% Change	2017	2016	% Change
Turnover	3,389	1,308	159%	9,571	8,418	14%
Fee Income	456	254	80%	1,443	2,937	(51%)
Investment Returns	2,817	916	208%	7,522	4,969	51%
Interest Income	116	137	(15%)	468	508	(8%)
Other Income	-	1	(100%)	138	4	N/M
Expenses	(1,099)	(1,040)	6%	(3,275)	(2,795)	17%
Profit/ (Loss) from Operation	2,290	268	N/M	6,296	5,623	12%
Finance costs	(72)	(39)	85%	(1,083)	(254)	N/M
Profit/ (Loss) before Tax	2,218	229	N/M	5,213	5,369	(3%)
Profit/ (Loss) after Tax	2,298	241	N/M	5,065	4,713	7%



Current Portfolio of Hotels Under Operations

■ **Sapporo, Hokkaido**

- Hotel Vista Sapporo Nakajimakoen
- Hotel Vista Sapporo Odori (scheduled for rebrand opening in 2018)

■ **Sendai, Miyagi**

Hotel Vista Sendai

■ **Kanazawa, Ishikawa**

Hotel Vista Kanazawa (scheduled for opening in 2018)

■ **Tokyo**

- Hotel Vista Kamata Tokyo
- Hotel Vista Premio Tokyo Akasaka (scheduled for opening in 2018)

■ **Kyoto**

- Hotel Vista Premio Kyoto Kawaramachi St.
- Hotel Vista Premio Kyoto Nagomitei (scheduled for opening in 2018)

■ **Kanagawa**

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

■ **Osaka**

Hotel Vista Osaka Honmachi (scheduled for opening in 2019)

■ **Shizuoka, Shizuoka**

Hotel Vista Shimizu

■ **Hiroshima**

Hotel Vista Hiroshima (scheduled for opening in 2018)

■ **Nagoya, Aichi**

Hotel Vista Nagoya Nishiki

■ **Ozu, Kumamoto**

Hotel Vista Kumamoto Airport

■ **Naha, Okinawa**

Hotel JAL City Naha

End of year	2017	2018	2019
No. of rooms under management	1,851	2,669	2,952

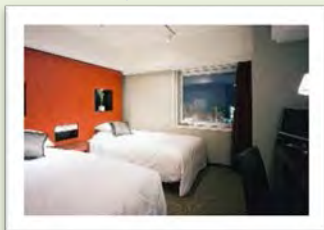


VISTA HOTEL MANAGEMENT



Current Portfolio of Hotels Under Operations

Hotel Vista Sapporo Nakajima Koen



Location: Sapporo, Hokkaido
Number of rooms: 113

Hotel Vista Sendai



Location: Sendai, Miyagi
Number of rooms: 238

Hotel Vista Kamata Tokyo



Location: Kamata, Tokyo
Number of rooms: 105

Hotel Vista Atsugi



Location: Atsugi, Kanagawa
Number of rooms: 165



VISTA HOTEL MANAGEMENT



Current Portfolio of Hotels Under Operations

Hotel Vista Ebina



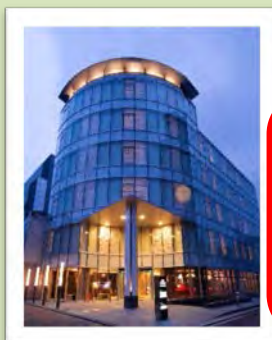
Location: Ebina, Kanagawa
Number of rooms: 176

Hotel Vista Shimizu



Location: Shizuoka, Shizuoka
Number of rooms: 152

Hotel Vista Premio Kyoto



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

Location: Kyoto, Kyoto
Number of rooms: 84

Hotel Vista Kumamoto Airport

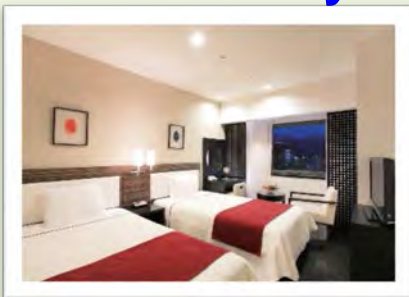


Location: Kumamoto, Kumamoto
Number of rooms: 139



Current Portfolio of Hotels Under Operations

Hotel JAL City Naha



Location: Naha, Okinawa
Number of rooms: 304

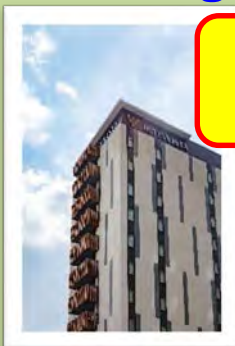
Hotel Vista Premio Yokohama Minato-Mirai



**Newly opened on
30 Jun 2017**

Location: Yokohama, Kanagawa
Number of rooms: 232

Hotel Vista Nagoya Nishiki



**Newly opened on
1 Sep 2017**

Location: Nagoya, Aichi
Number of rooms: 143

Hotel Vista Premio Dojima



**Hotel operating
contract ended on
31 Jul 2017**

Location: Dojima, Osaka
Number of rooms: 141



VISTA HOTEL MANAGEMENT



New Hotels

➤ Hotel Vista Premio Yokohama Minato-Mirai - opened 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.



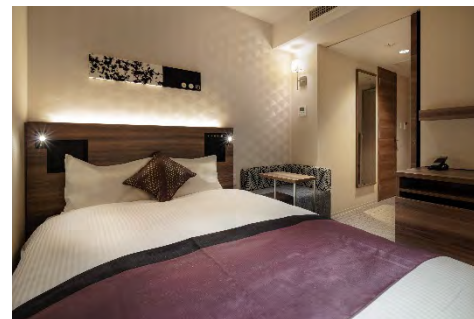


VISTA HOTEL MANAGEMENT



New Hotels

➤ Hotel Vista Nagoya Nishiki - opened on 1 September 2017



- The hotel has 143 rooms.
- 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 cities in Japan. The location of the hotel is in the downtown area of Nagoya.
- UACJ is the asset manager of this project.



New Hotels to be Operated by the Group

➤ Hotel Vista Kanazawa

- **scheduled for opening in 2018 spring**

- The hotel is currently under construction and 213 rooms are currently being planned.
- This is the first time the Group shall operate a Vista hotel in Hokuriku area.
- This hotel is about 6 minutes' walk from JR Kanazawa Station.



Artist's impression of completed Hotel Vista Kanazawa

➤ Hotel Vista Premio Tokyo Akasaka - scheduled for opening in 2018 spring

- The hotel is currently under construction 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 areas in Tokyo located west of the government centre in Nagatachō and north of the Roppongi district.



Artist's impression of completed Hotel Vista Premio Tokyo Akasaka



New Hotels to be Operated by the Group

- **Hotel Vista Premio Kyoto Nagomitei**
 - scheduled for opening in 2018 summer
 - The hotel is currently under construction and 84 rooms are currently being planned.
 - The location of the hotel is in the centre of Kyoto.



Artist's impression of completed Hotel Vista Premio Kyoto Nagomitei

- **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.



Artist's impression of completed Hotel Vista Hiroshima



New Hotels to be Operated by the Group

➤ Hotel Vista Sapporo Odori (tentative name)

- scheduled for rebrand opening in 2018 summer

- Lease Agreement was executed in December 2017. This hotel was operated by another operator previously and it will be rebranded to “Hotel Vista”.
- The hotel is located in the center of Sapporo, which is convenient for both business travelers and tourists.
- The hotel has 153 rooms and a restaurant, and together with existing Hotel Vista Sapporo Nakajimakoen, VHM will operate 266 rooms in Sapporo.

➤ Hotel Vista Osaka Honmachi (tentative name)

- scheduled for opening in 2019 winter

- Preliminary Lease Agreement was executed at the end of October 2017.
- Osaka city, one of the largest cities next to Tokyo in Japan, attracts both business travelers and tourists from around the world.
- The location of the hotel is in the centre of Osaka.
- The hotel is currently under planning phase and 283 rooms are currently being planned.



AWARD

For 2016's Hotel Chain Ranking organised by "Jalan.net", one of the largest online hotels and ryokans booking site in Japan, Hotel Vista was voted second place under "Business Travel – Less Than JPY15,000 Per Night" Category. This is a testament to the quality of Hotel Vista.





VISTA HOTEL MANAGEMENT



The Group's hotel operations are profitable for FY2017 notwithstanding two new hotel's opening expenses booked in FY2017

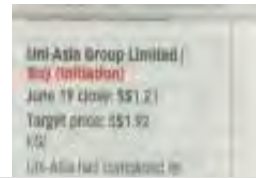
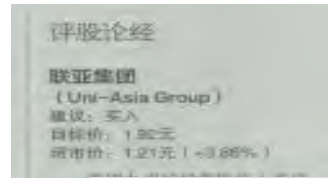
(US\$'000)	4 th Quarter			Financial Year		
	2017	2016	% Change	2017	2016	% Change
Turnover	13,655	11,635	17%	48,388	42,246	15%
Hotel Income	13,610	11,542	18%	48,098	41,973	15%
Interest Income	-	-	-	-	1	(100)%
Other Income	45	93	(52)%	290	272	7%
Expenses	(13,404)	(11,064)	21%	(47,852)	(41,184)	16%
Profit / (Loss) from Operation	251	571	(56)%	536	1,062	(50)%
Finance costs	(19)	(11)	73%	(57)	(37)	54%
Profit/ (Loss) before Tax	232	560	(59)%	479	1,025	(53)%
Profit / (Loss) after Tax	202	436	(54)%	363	819	(56)%
Occupancy Rate	81.6%	82.6%	(1)%	82.0%	81.3%	1%
No. of hotels operated	11	10		11	10	



INVESTOR RELATIONS

Investor Relations Activities

The Group is committed to raising the profile of the Group through active investor relations activities, and has held analysts' briefings, interviews with media, corporate presentation in order to raise the profile of the Group.



Uni-Asia sees recovery in bulk carrier demand, may monetise some assets

BY CHAN CHAO FEN

CORPORATE

Uni-Asia Group

On the portfolio for 2017, Uni-Asia expects to have an overall 4.5% increase in earnings, in addition to higher earnings. The management team will also give the company a brief overview of management efforts to improve the performance of the business.

Uni-Asia Group is the 2017 winner of the Best Bulk Carrier Company award in the world, as ranked by the industry. Uni-Asia has a strong track record in the industry, with a long history of successful operations. The company's fleet is well-maintained and modern, and it has a strong reputation for reliability and safety. Uni-Asia is committed to providing high-quality service to its customers, and it is confident that it will continue to be a leader in the industry for many years to come.

Uni-Asia Group Limited *Company update 21 June 2017*

Overweight

Current Price: \$51.35
Fair Value: \$51.85
Up / Downside: 37.0%

Stock Statistics

Market Cap	\$361.4m
52-Week High	\$60.00
52-Week Low	\$51.00
Annualized Dividend Yield	1.11%
Dividend Payout Ratio	45.00%
Free Float	51%

Key Indicators

ROE T1F	14.5%
ROA T1F	2.1%
P/E	15.7x
Net gearing	10.5%

Dry Bulk Shipping to Gain from One Belt One Road Policy

- US\$890 billion of projects in 64 countries. We see heightened global infrastructure spending under China's one belt one road (OBOR) policy as a potential catalyst that will support the ongoing recovery in the dry bulk sector. According to the China Development Bank, some 900 projects worth US\$890 billion are currently under way or planned. While the opening of land routes under the OBOR initiative will pose competition to sea routes, dry bulk shippers will benefit in the interim owing to demand for containers that is set to support China's production of infrastructure related goods and machinery and to support construction in participating countries.
- Freight revenues to constrain capacity growth. Conversely, dry bulk shippers have been careful to expand their fleets, only taking delivery of previously ordered vessels. As of 5 June, the number of bulk carriers on order has halved from a year ago, dropping from 400 to 257 vessels. The cautious build-up in vessels suggests that shippers remain wary of previous excess capacity in the industry and are unprepared for any uptick in demand in the future, which should provide a floor to shipping rates. World trade volume probably grew by about 5.0% year-on-year in March. However, dry bulk capacity has expanded only by 2.4%. World trade volume growth has exceeded dry bulk capacity growth for the past three years with trade growth outpacing capacity growth the most in 1Q 2017.

INITIATION REPORT Market: Property - Singapore

Uni-Asia Group Limited (UAG SP/UAGC.SP)

BUY - Initiation

Price as of 16 Jun 2017	51.7
12w target price (SG)	5.00
Price target (after 10%)	NA
Upside (%)	68.8

Trading data:

Ann Date (2017 / 10/20)	18.2 / 0.1
Issued Shares (m)	87.0
Ann Daily Traded (3-Monthly \$M / %)	0.06 / 5.00%
52 week 1Q / 3Q Free Float	50.88 / 51.27
Free Float	100.00

Major Shareholders:

Temasek Co Ltd	51.0%
Emergence Corp	50.0%

All three business segments primed for growth

Uni-Asia had completed its report restructuring exercise by way of a scheme of arrangement on 2 June 2017. The restructuring largely changed the share of incorporation of the SEA-based entity from the Cayman Islands to Singapore, under a new holding company. The group is of the view that having the listed entity incorporated in Singapore will give it more flexibility in M&A activities.

Impact

Now Focused on growth. With the completion of Uni-Asia's restructuring efforts, the group can now focus on exiting the improving fundamentals in all its three business segments. The group was profitable for the six years from FY10 to FY16 but went through a challenging year in FY16 as the Baltic Exchange Dry Index (BDI) dropped to a record low. What was a record low in FY16 due to a 1051200-shipment loss for the vessels and operators.

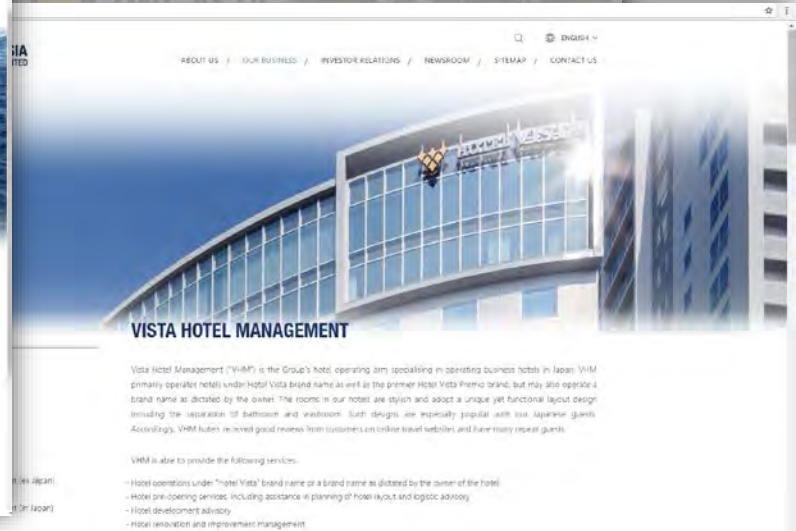
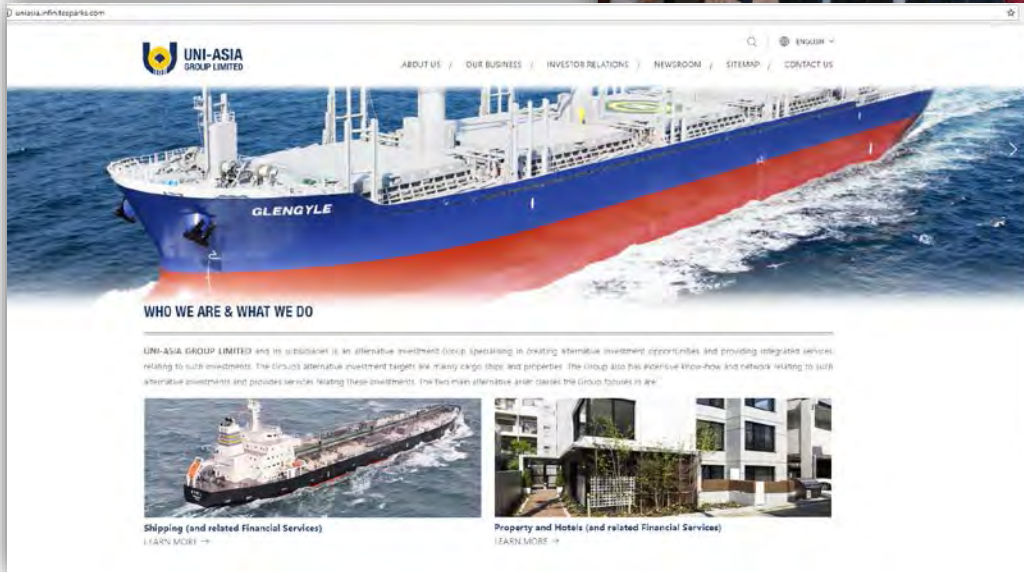
Uni-Asia generates 90% of its revenue from recurring sources including charter fees and hotel income. Its recurring charter income from its vessels has grown consistently over the past five years, increasing 12% YoY to US\$184m in FY16. Most of its vessels are on medium to long term charters with international



INVESTOR RELATIONS

Revamped Website: www.uni-asia.com

Uni-Asia's revamped website was launched on 3 November 2017. The revamped website has been aesthetically re-designed to improve user friendliness and appeal, with a menu structure for an enhanced user experience.





Governance and Transparency Index 2017

- The Group was ranked 77th amongst all listed companies in Singapore in the Governance and Transparency Index 2017 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
2017	68	77
2016	68	82
2015	66	70
2014	55	111
2013	37	273
2012	34	292



THANK YOU



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z