



ANNUAL REPORT



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z
Incorporated in the Republic of Singapore

**DRIVEN BY
RESILIENCE**

MISSION STATEMENT

We aim to be a truly trusted partner for our clients as **A PRODUCER OF ALTERNATIVE INVESTMENT OPPORTUNITIES** and **AN INTEGRATED SERVICE PROVIDER RELATING TO ALTERNATIVE INVESTMENTS** so as to deliver value to the Group's shareholders, clients and employees. To achieve this vision, we strive to improve the quality of our services to our clients, develop innovative new products to expand our clients' base for further growth, and strengthen our investment portfolio so as to generate recurring returns.

A PRODUCER OF ALTERNATIVE INVESTMENT OPPORTUNITIES

We produce and offer alternative investment opportunities for assets such as vessels and properties to our clients.

AN INTEGRATED SERVICE PROVIDER RELATING TO ALTERNATIVE INVESTMENTS

We provide integrated services relating to alternative asset investments including, but not limited to:

- asset/investment management;
- finance arrangement;
- sale and purchase brokerage of ships and properties;
- ship chartering as a ship owner;
- ship chartering brokerage;
- ship technical management;
- project management;
- property development/construction management; and
- property management and leasing arrangements.

CORPORATE PHILOSOPHY

We will continue to take on new challenges, create new value, and contribute to society.

CORPORATE PRINCIPLES

1. We will uphold business ethics, ensure regulatory compliance and fulfill our responsibilities as a member of society without fear, favour or prejudice.
2. We will act fairly and honestly with all stakeholders and strive to maintain and improve trust.
3. We take pride and passion as a team of professionals and strive to provide services and products of the highest quality to the best of our abilities.



TABLE OF CONTENTS

02 Business Model	34 Investor Relations
04 Executive Chairman and CEO's Joint Message	36 Board of Directors
08 Group Financial Highlights	40 Key Management
10 Group Financial Review	43 Corporate Governance Report
12 Corporate Milestones	74 Financial Contents
14 Business Segments	167 Statistics of Shareholdings
15 Income Structure	169 Notice of Annual General Meeting
16 Shipping Business	176 Additional Information on AGM to be Held by Electronic Means
22 Property Business	181 Additional Information on Directors Seeking Re-Election
28 Corporate Organisation	190 Appendix to the Notice of Annual General Meeting Proxy Form
29 Management Organisation	
30 Corporate Information	
32 Risk Management	



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



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



- Deliver value to stakeholders through:
- Capital returns.
 - Recurring income including charter income, administration fee income.
 - Ad hoc fee including finance arrangement fee.

Charter income provides a recurring income and operating cash flow base that could benefit from a recovering shipping market

Other shipping recurring income including charter hire brokerage fees, ship management fees, asset management fees, agency fees, and commercial management fees add to recurring income base

Asset management fee income from licensed property asset management subsidiary, UACJ provides an increasing recurring and operating cash flow base with an increasing assets under management

Ad hoc fees including arrangement fees, brokerage fees, incentive fees provide additional income

Investments returns from ALERO projects from robust Japan property market, ship investments help to lift overall profit

Investments returns from HK property projects completes the overall profit profile of the Group



BUSINESS MODEL



EXECUTIVE CHAIRMAN AND CEO'S JOINT MESSAGE



MR. MICHIO TANAMOTO
Executive Chairman

MR. KENJI FUKUYADO
Chief Executive Officer

Dear Valued Shareholders,

On behalf of the Board and management, it is our pleasure to present to you the Annual Report of Uni-Asia Group Limited and its subsidiaries (the "Group" or "Uni-Asia") for the financial year ended 31 December 2020 ("FY2020"), and the Group's first Executive Chairman and CEO joint message.

THE YEAR IN REVIEW

We began 2020 with high hopes that 2020 would be a much better year than 2019. However, within a few months into 2020, the whole world had become submerged in a nightmare scenario of unimaginable proportions. 2020 had been a year like no other. The COVID-19 virus changed the world entirely, and in some areas, irrevocably.

Our hotel operating business was the worst hit amongst all our businesses. With global and Japan domestic travel market grounding to a halt in early 2020, the hotel operating business raked up millions of dollars of losses quickly.

With the support from the Japan government, financial institutions and business partners, the hotel operating business was able to sustain itself for the rest of 2020. However, we had to make the painful decision to reduce our exposure to Japan business hotel sector so that we can better focus our resources on our other business segments. At the same time, we would want to be able to benefit from any potential future recovery in this sector. With these objectives, the Group trimmed its shareholdings in the hotel operating business from 99.0% to 49.5% on 26 June 2020, and the hotel operating business was deconsolidated from the Group with a net deconsolidation gain of \$6.1 million. In 2H2020, while the hotel operating business showed some recovery, but the COVID-19 situation in Japan took a dive in early 2021. As such, we had to impair \$3.7 million loans to the hotel operating business as at end of FY2020. Balance of loans to Uni-Asia Hotels group is \$nil after this impairment. Including this impairment, a net gain of \$2.4 million (i.e. \$6.1 million less \$3.7 million) was attributed to this business segment for FY2020. Regretfully, on 11 March 2021, Vista Hotel Management Co., Ltd ("VHM") had applied for a Civil Rehabilitation Proceeding (Minji Saisei)

DRIVEN BY RESILIENCE

THE GROUP IS COMMITTED
TO ENSURING THAT THE
SETBACK FROM THE
PANDEMIC IS TEMPORARY
AND WE WILL CONTINUE
OUR GROWTH TRAJECTORY.

under the laws and regulations of Japan as the hospitality industry in Japan worsened. Please refer to the announcement on 11 March 2021 for further details. Under this proceeding, VHM will be reducing its issued share capital to \$nil without compensation. Accordingly, the Group's investment in VHM would be \$nil as the result of this proceeding.

The next worst hit segment is the shipping business segment. The shipping markets had been battered hard by COVID-19 and the global economic developments in 2020. The Group's ships under short-term spot charter rates as well as ships which charters were due for renewal were badly affected especially for the first half of 2020. As a result of severe deterioration in the ships' value-in-use caused by COVID-19, the Group recorded \$7.9 million of impairment for ship investments under property, plant and equipment. Ship owning and chartering business segment recorded a loss of \$11.2 million for FY2020 following these losses.

However, not all were bad for our shipping business in 2020. Our fee-based shipping business from Maritime Asset Management and Maritime Services generated a net profit of \$0.8 million for FY2020 after a \$1.1 million impairment of loan receivable from a ship investment was recorded under Maritime Asset Management. Together, net loss from shipping business segment was \$10.4 million for FY2020.

For our Hong Kong property projects, we invested in the 7th and 8th projects in the beginning of 2020. However, as 2020 progresses, the global economy deteriorated. From around 2nd quarter of 2020 onwards, most buyers and sellers of properties in Hong Kong decided to wait for the market to normalise and withheld entering into transactions. While the general outlook for Hong Kong commercial property market is still positive in the long run, property market participants are cautious in the short run. The Group's 4th and 5th projects are ready for pre-sale, and our partner spearheading these projects has been speaking to property agents and potential buyers. Pre-sale of these projects will be launched at an appropriate



time. Notwithstanding these developments, this business segment contributed \$2.3 million profit to the Group for FY2020, mainly due to additional fair valuation gain recognised for the unsold car park lots in 2nd and 3rd projects which sales were in progress in early 2021.

While other business segments were affected by the pandemic to various extent, our property business in Japan headed by Uni-Asia Capital (Japan) Ltd ("UACJ") emerged relatively unscathed. Our signature small residential property development business in Japan, the "ALERO" series, continues to deliver good returns for the Group. In 2020, we started 12 new projects (2019: 8 projects), completed 7 projects (2019: 9 projects), with 16 on-going projects as at end of 2020 (2019: 11 projects). In addition, UACJ expanded its healthcare and other property asset management business in Japan. In 2020, UACJ provides asset management services to 10 healthcare facilities in Japan, contributing to fee income for the Group. Japan property business contributed \$2.0 million to the bottom-line of the Group.

We will capitalise on our strength as a specialised asset manager focusing on shipping and property assets, and strive for better results in 2021.

EXECUTIVE CHAIRMAN AND CEO'S JOINT MESSAGE



With all business segments combined, the Group recorded \$7.5 million loss for FY2020, after factoring in impairment and fair valuation losses due to the pandemic.

COMMITMENT TO SUSTAINABLE GROWTH

The Group is committed to ensuring that the setback from the pandemic is temporary and we will continue our growth trajectory. In the short term, we will utilise our capabilities across our different assets and jurisdictions to enhance our existing core businesses as well as pursue new business opportunities so as to achieve a "V-shape" recovery. At the same time, we will explore and encourage IT solutions to enhance our operational efficiency and effectiveness.

In the longer run, we aim to build up a stronger balance sheet through timely divestment to maximise returns; deleveraging to reduce liabilities; and enhancing our liquidity with more readily deployable assets. In this way, we can be nimble enough to allocate our resources (be it cash, human or other resources) to more

profitable projects quickly and decisively so as to optimise profitability. Only with better profitability would we be able to deliver a more sustainable dividend yield, which we hope will lead to a share price that better reflects the true long-term value of Uni-Asia. This is our commitment to all our shareholders.

DRIVEN BY RESILIENCE

2020 was not the best year, but it brought out the best in us. For our shipping business, operational challenges including crew change re-scheduling, crew health issues, delay in drydocking, came one after another, causing tremendous strains to our ship management team and crew onboard our ships. Our shipping and property marketing teams continue to make calls to explore new business opportunities, despite not being able to travel and meet business associates.

An old Chinese proverb says that the storm put strong grass to the test (疾风知劲草), meaning our true value will be found when we face difficulties. Yes, we have faced difficulties and were tested hard by these difficulties in

■ **Our long term target is to have a stronger balance sheet with reduced liabilities and enhanced liquidity so as to deploy resources to profitable projects quickly.**



■ **The dividend proposed in 2021 is a show of our appreciation to our shareholders for the support given while within our means.**

2020. However, we have successfully shown that we have been able to not just keep standing, but are determined to grow further this year.

Indeed, 2020 had been the most challenging year for the Group since our founding in 1997. The Asian Financial Crisis, Lehman Brothers Crisis all paled in comparison to the COVID-19 pandemic. However, we are beginning to see that overall business environment is improving. Shipping market began improving towards end of 2020. Investors are looking to co-invest with us in Japan. The good reputation of Uni-Asia's brand name and products are slowly but surely spreading in the market, which helps to contribute to the increase in our assets under management. We will capitalise on our strength as a specialised asset manager focusing on shipping and property assets, and strive for better results in 2021.

DIVIDEND

On 8 April 2019, the Board announced that we will pay out at least 40% of the Group's FY2020's profit as dividend, and dividend will be paid semi-annually. Regrettably, COVID-19 had disrupted the Group's growth and dividend plans for 2020. Notwithstanding the pandemic, we would like to show our appreciation to our shareholders for the

support given, while within our means. As such, the Board is recommending a final dividend of S\$0.01 per share for FY2020.

GRATITUDE

Our Board of Directors brings a diverse and valuable set of experiences, skills and perspectives to the Group, ensuring that the Group is able to achieve the highest standards of corporate governance. Our employees worked hard through the pandemic, demonstrated resilience, and ensured that Uni-Asia would not bend under pressure. Our clients, business partners, bankers and our shareholders supported us as we overcame the most difficult year in Uni-Asia's history.

We would like to thank the Board, management and employees for the hard work, perseverance and commitment during these difficult times, as well as our clients, business partners, bankers and our shareholders for standing behind us through this pandemic. Thank you for being part of Uni-Asia's growth story!

MICHIO TANAMOTO **KENJI FUKUYADO**
Executive Chairman Chief Executive Officer

Uni-Asia Group Limited
15 March 2021

GROUP FINANCIAL HIGHLIGHTS

SHARE CAPITAL INFORMATION

Number of Ordinary Shares:
78,599,987

SGX Stock Code:
CHJ

Bloomberg Stock Code:
UAG:SP

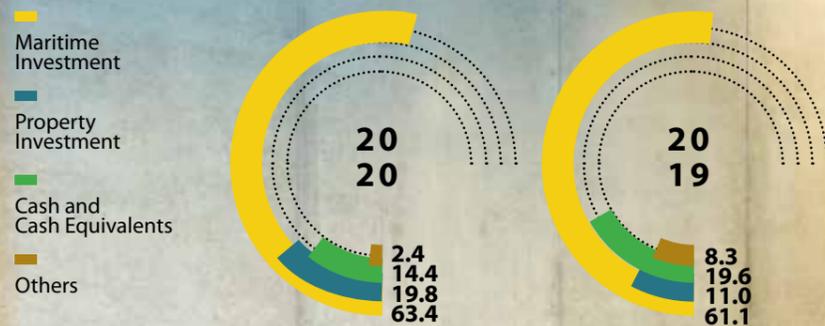
TOTAL FINANCE COST[#]

US\$'million



[#]: FY16 to FY19 figures include discontinued operation

TOTAL ASSETS ALLOCATION EXCLUDING ROU* ASSETS (%)



US\$'million	As at 31 December 2020	As at 31 December 2019
Total assets excluding ROU assets	247.0	299.9
Add:		
ROU – Vessel	1.7	2.6
ROU – Hotels	-	290.1
ROU – Office	0.8	1.5
Total assets per balance sheet	249.5	594.1

* ROU: Right-of-Use

BORROWINGS (AS AT 31 DECEMBER)

US\$'million



TOTAL INCOME TREND

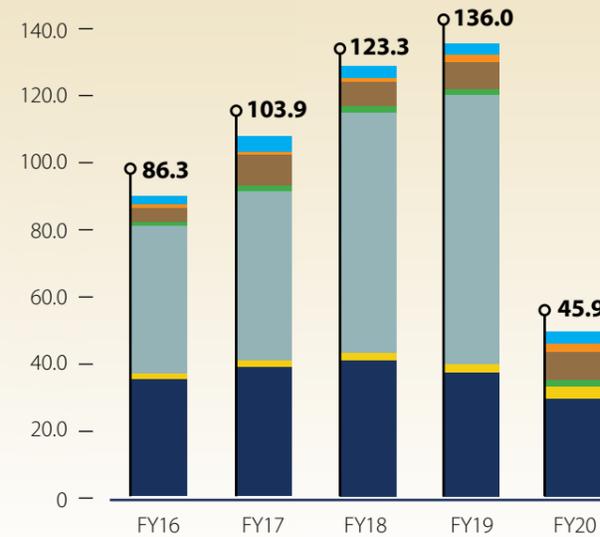
US\$'million

RECURRING INCOME[#]

- Charter Income
- Asset Management & Administration Fee
- Hotel Income
- Other Recurring Income

NON-RECURRING INCOME

- Arrangement & Agency Fee
- Brokerage Commission
- Other Non-Recurring Income



[#]: FY16 to FY19 figures include discontinued operation

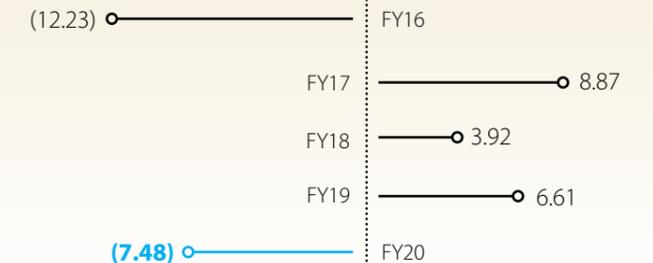
CASH BALANCE EXCLUDING PLEDGED DEPOSITS

US\$'million



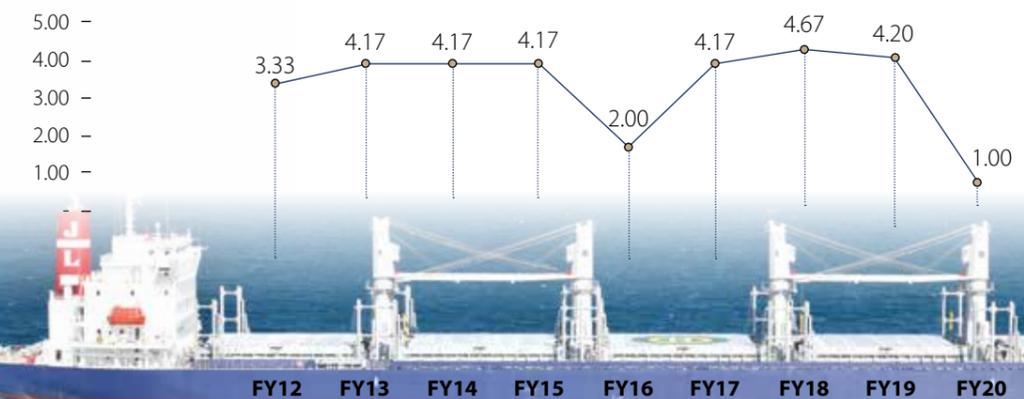
NET PROFIT/(LOSS) AFTER TAX

US\$'million



DIVIDEND PER SHARE

SG cents / share⁽¹⁾



Note (1): Total number of shares used for computing dividend per share are adjusted for corporate actions where applicable so that the dividend per share figures are comparable.

GROUP FINANCIAL REVIEW

1. GROUP FINANCIAL PERFORMANCE

Total Income

Following the deconsolidation of Uni-Asia Hotels Limited group, the net results of Uni-Asia Hotels Limited group is considered results from discontinued operation and is reported as a separate line item in the income statement. Accordingly, the hotel income from hotel operations pre-deconsolidation is not included as part of the Group's total income. The income statement for FY2019 was restated in accordance with the requirements of IFRS 5 on accounting for discontinued operations. Total income of the Group excluding hotel operations was \$45.9 million for FY2020 and \$54.5 million for restated FY2019. Changes in major components of total income, including charter income, fee income and investment returns are explained below.

1) Charter Income

The COVID-19 pandemic had severely impacted shipping market globally especially due to strict lock-down measures imposed by many countries. The Group's ships under short-term spot charter rates as well as ships which charters were due for renewal were badly affected especially for 1H2020, when the Group's charter income decreased by 25% from \$18.2 million in pre-pandemic 1H2019 to \$13.7 million in 1H2020. In addition, the Group, like all other ship owners globally, had to overcome operational challenges including crew change, crew health issues, delay in drydocking, amongst others. Some of these issues not only caused tremendous strain on the Group's ship management team and crew onboard, but also resulted in unbudgeted off-hire of the Group's ships. Notwithstanding these challenges, the Group was able to record \$16.7 million charter income for 2H2020. Although this was a decrease of 9% from pre-pandemic 2H2019 charter income of \$18.3 million, the charter income for 2H2020 was a 21% increase from \$13.7 million recorded in 1H2020. For the full year, charter income was \$30.4 million, a decrease of 17% from pre-pandemic FY2019 charter income of \$36.5 million.

2) Fee Income

Despite the challenges faced by the Group due to the COVID-19 pandemic,

Selected Data From Consolidated Income Statement	Group		
	FY2020 US\$'000	Restated FY2019 US\$'000	% Change
Charter income	30,396	36,525	(17%)
Fee income	7,771	7,790	(0%)
Investment returns	6,153	8,776	(30%)
Interest and other income	1,623	1,454	12%
Total income	45,943	54,545	(16%)
Total operating expenses	(53,391)	(37,073)	44%
Operating (loss)/profit	(7,448)	17,472	(143%)
(Loss)/profit before tax from continuing operations	(12,339)	9,684	N/M
Income tax expense	(1,267)	(780)	62%
(Loss)/profit after tax from continuing operations	(13,606)	8,904	N/M
Net gain/(loss) from discontinued operations, net of tax	6,131	(2,299)	N/M
(Loss)/profit for the year	(7,475)	6,605	N/M

the Group was able to generate similar level of fee income for FY2020 of \$7.8 million compared to pre-pandemic FY2019. Recurring asset management and administration fee income earned in FY2020 increased 11% from FY2019 as the Group's property asset management subsidiary, Uni-Asia Capital (Japan) Ltd ("UACJ") expanded its spectrum of assets under management. Arrangement and agency fee for FY2020 decreased by 12% as the Group's clients adopted a more conservative wait-and-see approach towards closing finance arrangement deals. On the other hand, more brokerage deals were closed in FY2020 compared to pre-pandemic FY2019 resulting in an increase of 18% of brokerage commission. Incentive fees decreased due to fewer disposal of assets under management in FY2020.

3) Investment Returns

Investment returns for FY2020 was a gain of \$6.2 million compared to \$8.8 million for pre-pandemic FY2019.

- realised gain of \$2.7 million from investment property investments (ALERO projects); and
- fair valuation gain of \$2.5 million from the Group's Hong Kong property projects.

Total Operating Expenses

Employee benefits expenses decreased by 13% and vessel operating expenses decreased by 3% for FY2020 compared to restated pre-pandemic FY2019 as the Group tightens cost control.

Amortisation and depreciation increased by 1% due to increase in property, plant and equipment arising from capitalised drydocking expenses.

Depreciation of right-of-use assets increased by 12% as office leases that were renewed in 2020 were subjected to IFRS 16 Leases in 2020 but out-of-scope in 2019.

As a result of severe deterioration in the ships' value-in-use caused by COVID-19 pandemic in early 2020, the Group recorded \$7.9 million of impairment for ship investments under property, plant and equipment in 1H2020. The Group also recognised \$1.1 million impairment of loan receivable from a ship investment due to the pandemic in 1H2020. With improving shipping market conditions in 2H2020, the Group has made slight upward adjustments to the charter assumptions for assessing the "value-in-use" of ship investments under the Group's Property, Plant and Equipment for 31 December 2020. While the slight upward adjustments of daily charter rates assumptions imply no

additional impairment of property, plant and equipment was booked for 2H2020, the impairment loss of \$7.9 million provided for in 1H2020 will not be reversed in 2H2020 as the ship asset values as at 31 December 2020, after factoring in the impairment taken in 1H2020, are still reflective of the uncertain and volatile business conditions facing the Group's ship owning and chartering business.

In 2H2020, \$3.7 million impairment of loans to deconsolidated Uni-Asia Hotels group was made due to further deterioration of the hotel operating business post-2020 as COVID-19 situation in Japan worsen, reversing the recovery made in 2H2020. Balance of loans to Uni-Asia Hotels group is \$nil after this impairment.

The aforementioned impairments in FY2020, as well as the absence in FY2020 of a gain of \$4.3 million from disposal of a hotel property, plant and equipment recorded in the operating expenses in FY2019, resulted in a 44% increase in operating expenses from \$37.1 million in FY2019 to \$53.4 million in FY2020.

Operating Loss

Operating loss of the Group was \$7.4 million for FY2020 compared to restated pre-pandemic FY2019 profit of \$17.5 million.

Finance costs and other costs

Interest on borrowings was \$4.0 million for FY2020, a 24% decrease from FY2019 as the Group pared down borrowings in FY2020.

Allocation to Tokumei Kumiai investors reduced by 78% for FY2020 as there were no significant project co-invest with Tokumei Kumiai investors that was disposed in FY2020 requiring sharing of significant profits.

Net Loss After Tax From Continuing Operations

The Group's net loss after tax from continuing operations was \$13.6 million for FY2020 compared to a net profit of \$8.9 million for restated pre-pandemic FY2019.

Net Gain After Tax From Discontinued Operation

Loss from discontinued operation, net of tax was \$18.3 million for FY2020 compared to net loss after tax of \$2.3 million for restated pre-pandemic FY2019. The increase in net loss of the deconsolidated Uni-Asia Hotels Limited group was due to the hospitality industry in Japan being severely crippled by COVID-19 pandemic, depressing both occupancy rates and average daily rates of all hotels.

Following the deconsolidation, a gain from deconsolidation of \$24.4 million was recognised.

Selected Data From Consolidated Cash Flow Statement	Group	
	FY2020 US\$'000	FY2019 US\$'000
Net cash flows generated from operating activities	6,805	39,343
Net cash flows (used in)/generated from investing activities	(3,265)	43,892
Net cash flows used in financing activities	(25,249)	(71,037)
Net (decrease)/increase in cash and cash equivalents	(21,709)	12,198
Net effects of foreign exchange rate changes	1,097	429
Cash and cash equivalents at beginning of the year	56,089	43,462
Cash and cash equivalents at end of the year	35,477	56,089

As a result, a net gain of \$6.1 million was recognised from discontinued operation for FY2020.

Net Loss After Tax

Loss for FY2020 for the Group after factoring in the above was \$7.5 million, compared to a profit of \$6.6 million for pre-COVID-19 pandemic FY2019.

2. CASH FLOWS

The Group's cash and bank balances decreased by \$20.6 million in FY2020 after the effects of foreign exchange rate changes. Material items are listed below. This statement of cash flows includes the cash flows of deconsolidated Uni-Asia Hotels Limited group up until Uni-Asia Hotels Limited group was disposed of on 26 June 2020.

- In 1H2020, due to the impact of COVID-19 pandemic, ship charter market and hotel operating business were severely impacted, resulting in only \$1.8 million cash flows generated from operating activities for 1H2020. Following the deconsolidation of hotel operating business towards end of June 2020, and gradual recovery of the shipping market in 2H2020, cash flows generated from operating activities rose to \$5.0 million for 2H2020, resulting in \$6.8 million operating cash flows for FY2020.

- Cash flows used in investing activities were \$3.3 million for FY2020.

Main cash inflows from investing activities include:

- proceeds from sale of investment properties of \$17.1 million;
- proceeds from redemption/sale of investments of \$6.4 million, of which \$2.9 million pertained to small residential property projects (ALERO projects), \$1.7 million

pertained to Hong Kong property projects, and \$1.8 million pertained to ship investment;

- proceeds from finance lease investment of \$7.7 million following the payment of the finance lease by the lessee; and
- release of deposits of \$2.9 million pledged as collateral for borrowings

Main cash outflows from investing activities include:

- investment in investment properties (ALERO projects) of \$7.3 million;
- purchase of investments of \$17.7 million, of which \$12.6 million pertained to the Group's Hong Kong property projects and \$5.1 million pertained to small residential property projects (ALERO projects);
- cash outflow of \$10.9 million as a result of deconsolidation, including \$10.0 million from deconsolidation of Uni-Asia Hotels Limited group;
- payment of hotel lease deposit of \$1.3 million; and
- increase in property, plant and equipment of \$2.1 million due mainly to capitalisation of drydocking expenses.

- Cash flows used in financing activities were \$25.2 million in FY2020.

Main cash outflows from financing activities include:

- repayments of borrowings of \$49.1 million offset by proceeds from borrowings of \$47.0 million;
- interest and other finance cost paid of \$4.6 million;
- fixed lease payments classified as lease principal paid (amounting to \$14.4 million) and lease interest paid (amounting to \$2.9 million); and
- final dividend of \$1.2 million for FY2019 approved in AGM was paid in 2Q2020.

CORPORATE



1997

- Uni-Asia Finance Corporation was incorporated in the Cayman Islands with business presence in Hong Kong and Singapore.

1998

- Expanded into investment in alternative assets, including distressed assets.

2000

- Subsidiary Capital Advisers Co., Ltd. ("Capital Advisers") was established in Japan for property investment and management.
- Arranged first JOL transaction for ship.

2001

- Arranged first UK lease transaction for ship.

2004

- Launched private ship investment fund Searex I & II.
- Established the GCAP Fund, which was jointly managed by Grosvenor Asia and Capital Advisers through Grosvenor Capital Advisers Fund Management Co. Ltd.

2005

- Launched container vessel fund which focus on investment of container vessels.

2007

- Successfully listed on the Main Board of SGX-ST.
- Launched Akebono Fund.

2009

- Issued 52,199,200 new shares via private placement. Issued shares increased to 313,195,200 shares.

2015

- Completed 10-to-1 share consolidation. Number of shares is now 46,979,280 shares although paid-up capital remains as US\$75,166,848.
- Established new wholly owned subsidiary Uni Ships and Management Korea Ltd. in South Korea.
- 99.5% owned subsidiary Uni-Asia Capital (Japan) Ltd. was designated as the Group's investment holding arm in Japan and changed its company name to Uni-Asia Investment Ltd.
- Wholly owned Uni-Asia Finance Corporation (Japan) was designated as the Group's investment advisory and asset management arm in Japan and changed its company name to Uni-Asia Capital (Japan) Ltd.

2014

- Invested in the 2nd Hong Kong property redevelopment project.

2013

- Company name was from Uni-Asia Finance Corporation to "Uni-Asia Holdings Limited".
- Established Uni Ships and Management (Taiwan) Limited in Taiwan.
- Acquired 51% stake in ship management company Wealth Ocean Ship Management Shanghai Co., Ltd.

2012

- Capital Advisers changed its company name to Uni-Asia Capital (Japan) Ltd. ("UACJ").
- Completed and sold first small residential project "ALERO ShimoMeguro".

2011

- Issued 156,597,600 new shares by way of Rights Issue. Issued shares increased to 469,792,800 shares.

2010

- Uni-Asia Shipping Limited was established as main ship-owning subsidiary.

ILESTONES



2020

- Year marred by COVID-19 pandemic.
- Mr. Kenji Fukuyado was appointed as CEO from April while Mr. Michio Tanamoto remains as Executive Chairman. Position of Chairman and CEO are separate persons in accordance with Code of Corporate Governance 2018.
- Invested in the 7th and 8th Hong Kong property redevelopment project.
- AGM held by electronic means for the first time due to the COVID-19 pandemic.
- With Japan hospitality industry severely affected by the COVID-19 pandemic, the Group disposed 49.5% of its stake in Uni-Asia Hotels Limited group, with a non-controlling stake of 49.5% remaining. Hotel operating business was deconsolidated from the Group financials from end June.
- Ital Massima, a 4,300 TEU containership held through the Group's 50% owned joint investment company, Rich Containership S.A., was disposed as part of the Group's efforts in restructuring the ship investment portfolio so as to better allocate the Group's resources to investments with better projected performance and achieve the Group's investment objectives.

2016

- Took delivery of the 9th vessel owned by Uni-Asia Shipping in January completing Uni-Asia Shipping's portfolio.
- Invested in the 3rd Hong Kong property redevelopment project.
- Jointly invested in an Alero project with Singapore based CPG Investments Pte Ltd, an attestation to the quality of Alero investments.

2017

- The Group celebrated its 20th year of founding.
- The Group completed a scheme of arrangement in June where Singapore incorporated Uni-Asia Group Limited did a share-swap with the shareholders of Uni-Asia Holdings Limited, following which, Uni-Asia Group Limited was listed on and Uni-Asia Holdings Limited was delisted from the Main Board of SGX-ST.
- Revamped aesthetically re-designed corporate website, which aims to improve user interface and appeal, was launched.

2018

- Disposed of M/V Orient Sunrise, the oldest dry bulk carrier in Uni-Asia Shipping's portfolio.
- Invested in the 4th, 5th and 6th Hong Kong property redevelopment project.
- Uni-Asia Career Support Ltd. was established to provide human resource placement services to the hospitality industry in Japan.

2019

- In March, the Group placed out 5,420,720 new shares increasing the issued shares to 52,400,000.
- The Group announced in April its Group dividend policy to pay out at least 35% and 40% profit for FY2019 and FY2020 respectively. Dividend to be paid semi-annually.
- The Group paid its first interim dividend on 27 September 2019.
- The Group completed a 1 for 2 bonus shares issue on 7 June 2019 aimed at rewarding shareholders and to enhance trading liquidity. Total number of shares increased from 52,400,000 to 78,599,987.
- Received more proceeds from 2nd Hong Kong property redevelopment project as well as capital and gain from 3rd Hong Kong property redevelopment project.
- Increased shareholding in Hope Bulkship S.A. from 83% to 100%.
- Increased shareholding in Regina Bulkship S.A. from 51% to 100%.
- Liquidated Uni Ships and Management (Taiwan) Limited and Uni Ships and Management Korea Ltd to centralise the function of promoting ship-related services in Hong Kong.
- Arranged first JOL transaction for container boxes.

BUSINESS SEGMENTS

SHIPPING

Ship Owning and Chartering

- ◆ Ship Owning and Chartering

Maritime Asset Management

- ◆ Investment / Asset Management of Ships
- ◆ Finance Arrangement

Maritime Services

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



PROPERTY

Property Investment (ex-Japan)

- ◆ Investment / Asset Management of Properties ex-Japan

Property Investment (in-Japan)

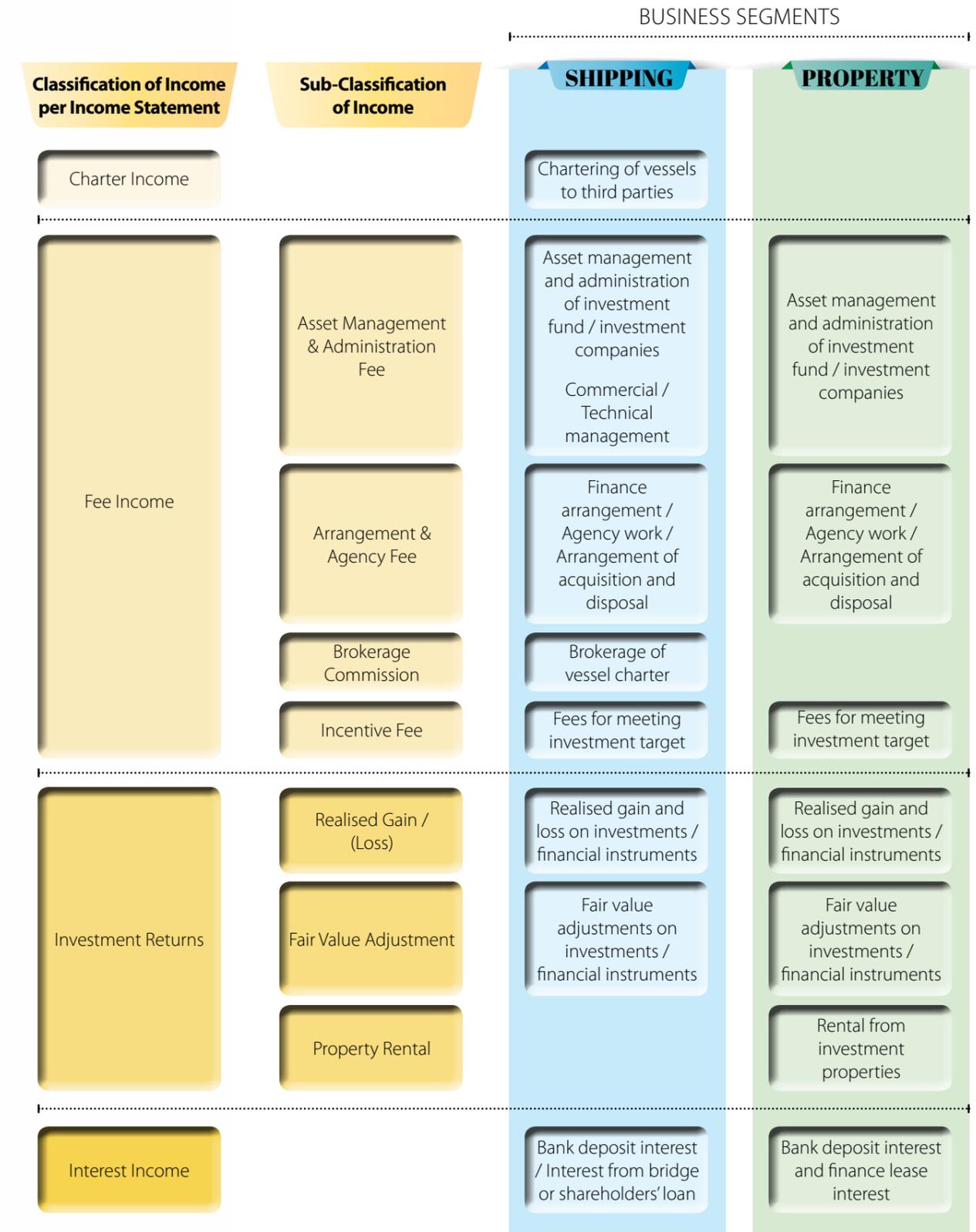
- ◆ Investment / Asset Management of Properties in-Japan

HEADQUARTERS

Headquarters'
Shared Corporate
Services

UNI-ASIA HOLDINGS LIMITED
UNI-ASIA SHIPPING LIMITED
UNI-ASIA SHIP AND MANAGEMENT LTD
UNI-ASIA CAPITAL COMPANY LIMITED
UNI-ASIA HOTELS LIMITED

INCOME STRUCTURE



SHIPPING BUSINESS



BUSINESS STRATEGY:

Provision of one-stop integrated ship-related investment and service solution

-  Ship investments for ship investors
-  Ship chartering and management for ship operators
-  Ship finance arrangement solutions for ship owners

MAIN SHIP TYPE:

Handysize and Supramax Dry Bulk Carriers

-  Versatile in cargo load – able to carry wide varieties of commodities
-  Size of ships are small enough to call on smaller ports
-  Ships fitted with crane for ease of loading and unloading cargoes at less developed ports
-  Sale and purchase market as well as charter market for such ship-sizes are more liquid hence pricing is more efficient

OBJECTIVE:

To provide the Group with recurring income base from charter and administration/management fee with ad hoc fee income as revenue booster

BUSINESS APPROACH TO MAXIMISE SHIP RETURNS:

-  Acquire ships at competitive prices
-  Optimise charter types with best possible period and rate for ships open for charter
-  Work with reputable charterers with good credit standing
-  Minimise ships' operating incidents by working with reputable ship managers including in-house ship management company
-  Work closely with ship managers to control ships' operating expenses

OVERVIEW OF THE GROUP'S SHIPPING SUB-SEGMENTS

MARITIME ASSET MANAGEMENT

- Investment / asset management of ships under joint investment companies and shipping fund
- Management and administration of joint investment companies
- Finance arrangement solutions
- Tax oriented lease arrangement

SHIP OWNING AND CHARTERING

- Ship owning and chartering
- Ship commercial management

MARITIME SERVICES

- Shipping related brokerage services for chartering as well as sale and purchase of ships
- Ship technical management



SHIPPING BUSINESS



SHIP OWNING AND CHARTERING

-  Ship owning subsidiary focusing on owning a portfolio of dry bulk carriers to provide stable recurring charter income and operating cash flow
-  Provides commercial management

SHIP OWNING AND CHARTERING PORTFOLIO



Uni Auc One*

Tonnage: 28,709 dwt
Year Built: 2007
Shipyard:
Shin-Kurushima
*Bareboat vessel



Clearwater Bay

Tonnage: 29,118 dwt
Year Built: 2012
Shipyard:
Y-Nakanishi



Island Bay

Tonnage: 37,649 dwt
Year Built: 2014
Shipyard:
Imabari



Glengyle

Tonnage: 37,679 dwt
Year Built: 2015
Shipyard:
Imabari



Uni Wealth

Tonnage: 29,256 dwt
Year Built: 2009
Shipyard:
Y-Nakanishi



Victoria Harbour

Tonnage: 29,100 dwt
Year Built: 2011
Shipyard:
Y-Nakanishi



Ansac Pride

Tonnage: 37,094 dwt
Year Built: 2013
Shipyard:
Onomichi



Inspiration Lake

Tonnage: 37,706 dwt
Year Built: 2015
Shipyard:
Imabari



Uni Bulker

Tonnage: 37,700 dwt
Year Built: 2016
Shipyard:
Imabari



Uni Challenge

Tonnage: 29,078 dwt
Year Built: 2012
Shipyard:
Y-Nakanishi

MARITIME ASSET MANAGEMENT

-  Manages a portfolio of wholly owned as well as joint-investment ships
-  Receives fees from managing and administering joint-investments
-  Provides finance arrangement solutions



MARITIME ASSET MANAGEMENT PORTFOLIO

	Name of Joint Investment Company	Ownership Percentage	Type	Capacity	Shipyard	Year of Built
1.	Fortuna Containership S.A.	50%	Containership	3,500 TEU	Hyundai Mipo	2007
2.	Matin Shipping Ltd. *	49%	Bulker	38,278 DWT	Imabari	2011
3.	Olive Bulkship S.A. *	18%	Bulker	57,836 DWT	Tsuneishi	2015
4.	Polaris Bulkship S.A. *	18%	Bulker	57,836 DWT	Tsuneishi	2015
5.	Quest Bulkship S.A. *	18%	Bulker	37,700 DWT	Imabari	2016
6.	Stella Bulkship S.A. *	18%	Bulker	37,700 DWT	Imabari	2018
7.	Unicorn Bulkship S.A. *	18%	Bulker	36,300 DWT	Oshima	2018
8.	Victoria Bulkship S.A. *	18%	Bulker	36,300 DWT	Oshima	2018
9.	Tiara Bulkship S.A. *	18%	Bulker	37,700 DWT	Imabari	2020

* Bareboat vessels

(As at 28 February 2021)

FINANCE ARRANGEMENT

- ◆ Maritime Asset Management provides an integrated service to our clients by offering financing solutions tailor-made to our clients' needs.
- ◆ Typically act only as the arranger and agent for the structured financing provided by third party financial institutions.
- ◆ Arrange financing for asset acquisitions by our clients and also offer tax-enhanced structured services and products, including mortgage financing, tax-oriented leases such as Japanese operating leases, with fees received on each completed transaction.
- ◆ We have been active in the arrangement of structured finance since our founding in 1997. Since then, we have built up a portfolio of clients and have identified potential clients to whom we market to directly or on an opportunistic basis. We have also developed relationships with the key banks which provide syndicated loan financing. Our clients include established international shipping companies from Taiwan, Greece, Japan, Hong Kong, Korea, UK and Italy.

SHIPPING BUSINESS

MARITIME SERVICES

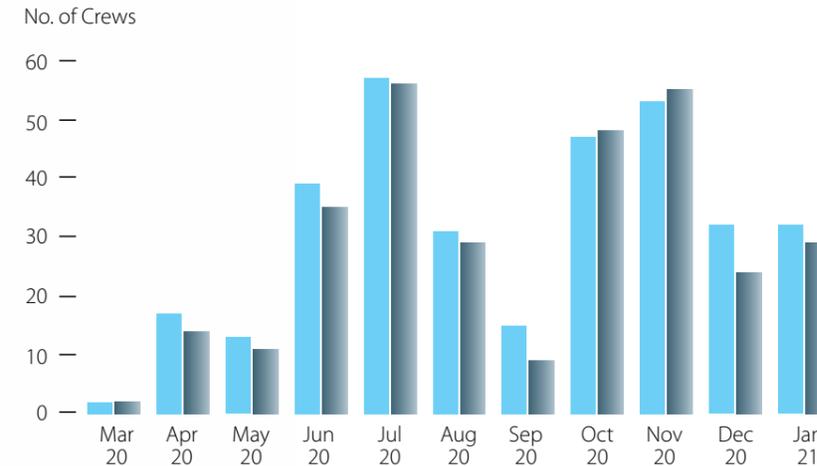
- Provides commercial and technical management of ships through flagship companies Uni Ships and Management Limited and Wealth Ocean Ship Management (Shanghai) Co., Ltd
- Provides ship related brokerage services for chartering as well as sale and purchase of ships
- With in-house ship management team, upkeep and thus value of ships are better managed
- Co-ordinate and ensure crew's wellbeing during COVID-19 pandemic

PROCESS OF CREW CHANGE DURING COVID-19 PANDEMIC

One of the greatest challenges during the pandemic is crew change. Maritime Services worked tirelessly with all relevant parties during this period to ensure a smooth crew change to minimise disruption of operations while at the same time ensuring that the crew's wellbeing are taken care of. The Group highly regards its crew members and believes it has a social responsibility towards prioritising the wellbeing of seafarers above profits. The Group will spare no effort in ensuring that crew members are not working for a prolonged period onboard the Group's vessels, and is hopeful that the rainbow for seafarers and the shipping industry is in sight as the pandemic comes under control eventually.

Crew change

Sign On Crews: **338** Sign Off Crews: **312**



Number of Crew Change:

86 times

Total Number of Crews:

650 Persons

Number of Vessels conducted Crew Change: **15**

Locations: **Worldwide**

CREW DISEMBARKING PROCESS AMIDST THE PANDEMIC:



NEW CREW EMBARKING PROCESS AMIDST THE PANDEMIC:



New crew comprising Montenegro and Myanmar citizens were employed for our ship Island Bay

PROPERTY BUSINESS

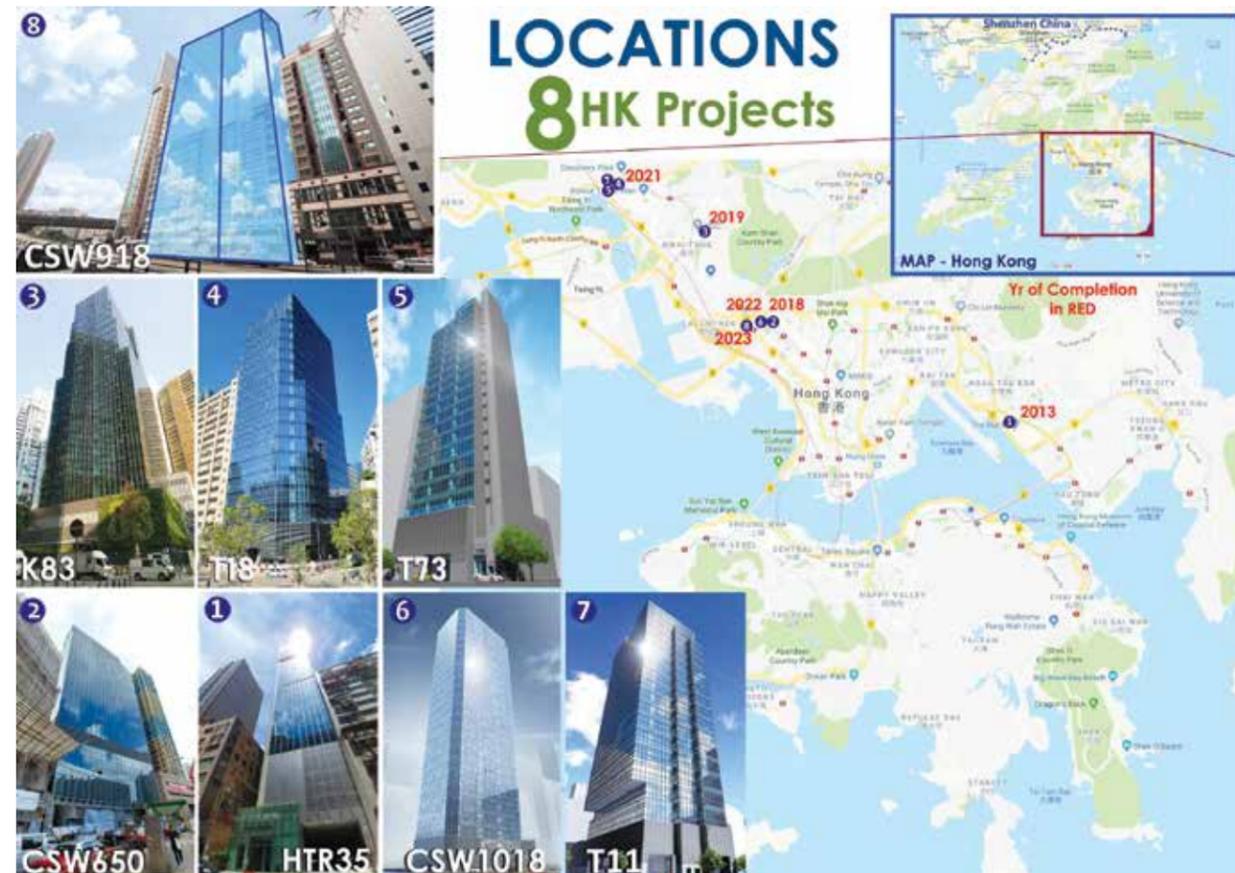
The Group's Property business segment can be divided into two sub-segments:

-  **Property Investment ex-Japan**
-  **Property Investment in-Japan**

PROPERTY INVESTMENT EX-JAPAN

Managed by Property Investment Department based in Hong Kong providing the following services:

-  Property investment advisory
-  Investment / joint investment in property projects in China, Hong Kong, Japan and other countries in Asia
-  Introduction of investors in Asia ex-Japan for investments into Japan and vice versa
-  Marketing of small residential projects in Tokyo to investors
-  Distressed assets management

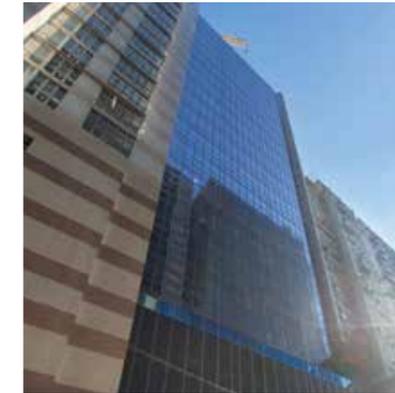


PROPERTY INVESTMENT EX-JAPAN PORTFOLIO



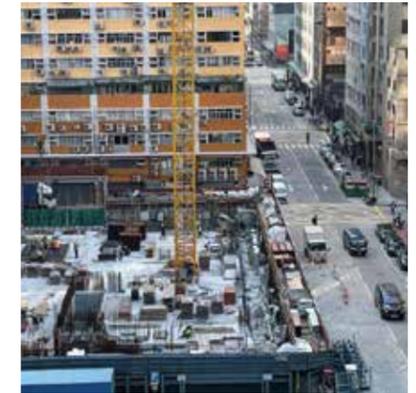
4th Hong Kong Property Project

Location:
18 – 20 Tai Chung Road, Tsuen Wan, Hong Kong
Investment:
HKD26.5 million (around USD3.4 million) representing 2.5% effective ownership
Year of initial investment:
2018
Construction completion:
2021



5th Hong Kong Property Project

Location:
71 – 75 Chai Wan Kok Street, Tsuen Wan, Hong Kong
Investment:
HKD33.8 million (around USD4.3 million) representing 7.5% effective ownership
Year of initial investment:
2018
Construction completion:
2021



6th Hong Kong Property Project

Location:
1016 – 1018 Tai Nam West Street, Kowloon, Hong Kong
Investment:
HKD35.2 million (around USD4.5 million) representing 3.825% effective ownership
Year of initial investment:
2018
Construction completion:
2022



7th Hong Kong Property Project

Location:
11 – 15 Chai Wan Kok Street, Tsuen Wan, Hong Kong
Investment:
HKD53.75 million (around USD6.85 million) representing 8.27% effective ownership
Year of initial investment:
2020
Construction completion:
2021



8th Hong Kong Property Project

Location:
916 – 926 Cheung Sha Wan Road, Hong Kong
Investment:
HKD33.0 million (around USD4.23 million) representing 3.0% effective ownership
Year of initial investment:
2020
Construction completion:
2023



PROPERTY BUSINESS



PROPERTY INVESTMENT IN-JAPAN

UACJ and UAI

Japan subsidiary, Uni-Asia Capital (Japan) Ltd. ("UACJ"), a licensed asset management company in Japan, provides the following services:

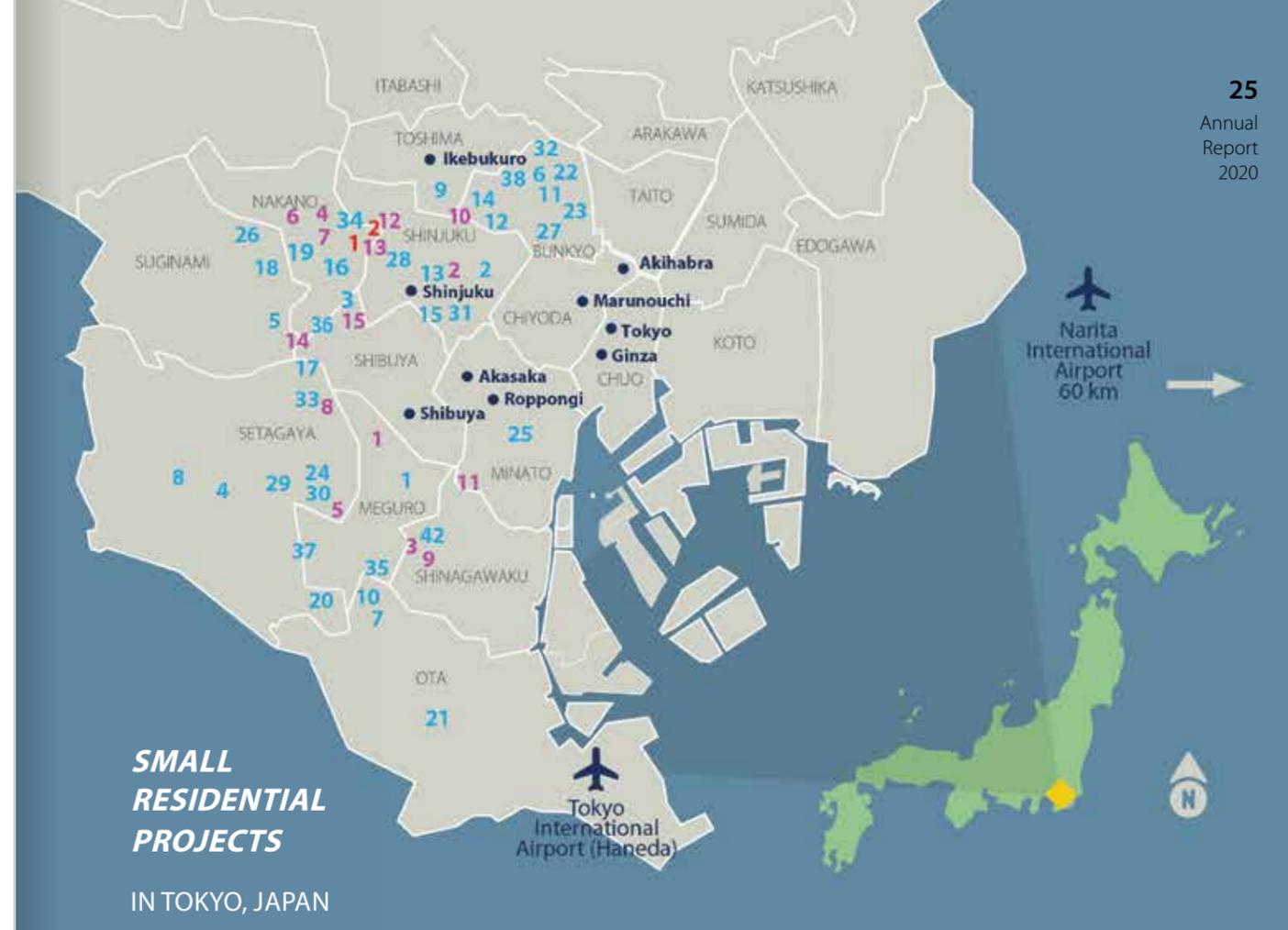
- ◆ Property investment advisory in Japan
- ◆ Management of property investment funds, including residential and hotel funds. Expertise includes deal sourcing, cash flow management and disposal strategy.
- ◆ Management of small residential property development projects in Tokyo under the brand name "ALERO". Expertise includes sourcing for suitable sites, overseeing of design and construction of projects as well as disposal strategy.
- ◆ Deal arrangement services for sale and purchase of properties, including residential, hotels and healthcare.
- ◆ Finance arrangement services including providing solutions for property owners to refinance their borrowings

Investment in Japan are held by subsidiary, Uni-Asia Investment Ltd. ("UAI")



ALERO Series

- ◆ UACJ develops small residential property projects in Tokyo under the brand name "ALERO" Series.
- ◆ Investments in ALERO are held under UAI.
- ◆ ALERO Projects are typically 4 – 5 storey buildings with 10 – 30 units of studio or maisonette type flats, popular with working singles/couple.
- ◆ Suitable land would be purchased, developed, leased out for rental income or sold for investment gain.
- ◆ Average investment period of less than 2 years and investment amounts between USD3m to USD5m.



SMALL RESIDENTIAL PROJECTS

IN TOKYO, JAPAN

COMPLETED PROJECTS

- | | |
|-----------------------------|--------------------------------|
| 1. Shimo Meguro (Sold) | 20. Okusawa (Sold) |
| 2. Akebonobashi (Sold) | 21. Nishi Kamata (Sold) |
| 3. Hatagaya (Sold) | 22. Hakusan III (Sold) |
| 4. Sakura-shimmachi (Sold) | 23. Yushima I (Sold) |
| 5. Honancho (Sold) | 24. Sangenjaya (Sold) |
| 6. Sengoku (Sold) | 25. Azabujuban (Sold) |
| 7. Ookayama (Sold) | 26. Koenji Minami (Sold) |
| 8. ChitoseFunabashi (Sold) | 27. Yushima II (Sold) |
| 9. Mejiro (Sold) | 28. Nakanosakuue (Sold) |
| 10. Ookayama3 (Sold) | 29. Komazawa daigaku (Sold) |
| 11. Hakusan2 (Sold) | 30. Sangenjaya II (Sold) |
| 12. Edogawabashi (Sold) | 31. Higashi Shinjuku II (Sold) |
| 13. Nishi Waseda (Sold) | 32. Sengoku II (Sold) |
| 14. Otowa (Sold) | 33. Komaba Todamae (Sold) |
| 15. Higashi Shinjuku (Sold) | 34. Takadanobaba II (Sold) |
| 16. Nakano Sakaue (Sold) | 35. Senkoku (Sold) |
| 17. Sasazuka (Sold) | 36. Sasazuka II (Sold) |
| 18. Higashi Koenji (Sold) | 37. Nakane (Sold) |
| 19. Nakano 3-chome (Sold) | 38. Hakusan 2-23 (Sold) |

PROJECT UNDER LEASE

1. Takadanobaba (Leasing Project)
2. Takadanobaba 1-chome (Under Construction)

PROJECT UNDER CONSTRUCTION / PLANNING

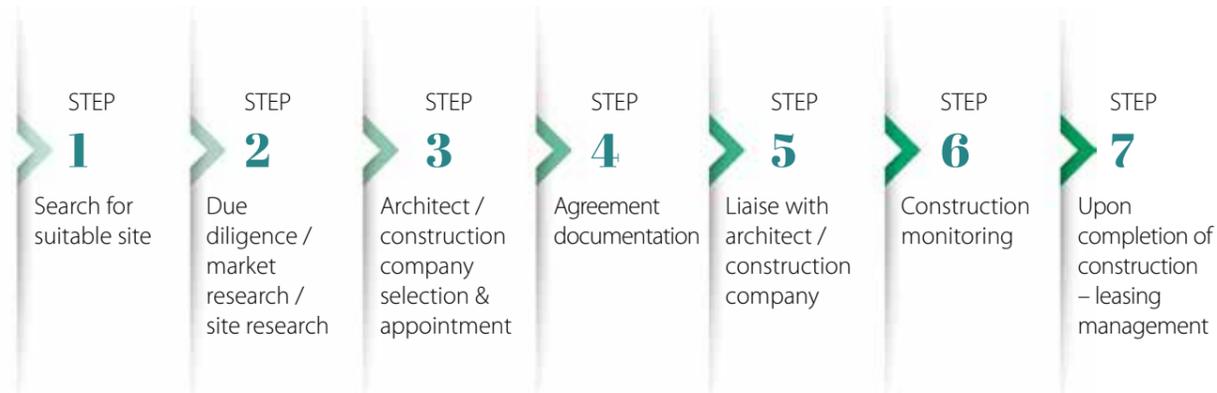
1. Ikejiri Ohashi (scheduled for completion in April 2021)
2. Yotsuya 4 (scheduled for completion in May 2021)
3. Musashikoyama (scheduled for completion in February 2021)
4. Shin Nakano (scheduled for completion in February 2021)
5. Gakugei Daigaku (scheduled for completion in February 2021)
6. Nakano 5 (scheduled for completion in August 2021)
7. Nakano Shinbashi (Yayoicho) (scheduled for completion in April 2021)
8. Tashido (scheduled for completion in August 2021)
9. Musashi Koyama II (Ebara) (scheduled for completion in May 2021)
10. Takada (scheduled for completion in July 2021)
11. Shirokane (scheduled for completion in June 2021)
12. Nishishinjuku 5-1 (scheduled for completion in November 2021)
13. Nishishinjuku 5-2 (scheduled for completion in October 2021)
14. Medaimae (scheduled for completion in October 2021)
15. Hatagaya (scheduled for completion in January 2021)

As at 31 December 2020

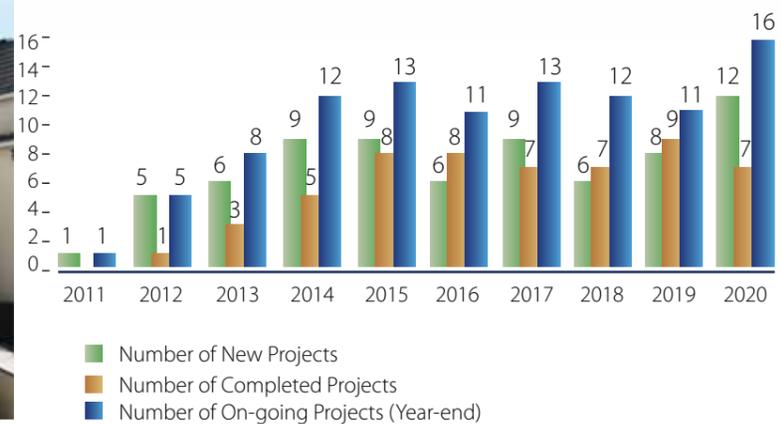
PROPERTY BUSINESS

Construction Management in Japan

UACJ also provides construction management services to external clients utilising ALERO expertise.



No. of ALERO Projects
(Including Construction Management Projects)



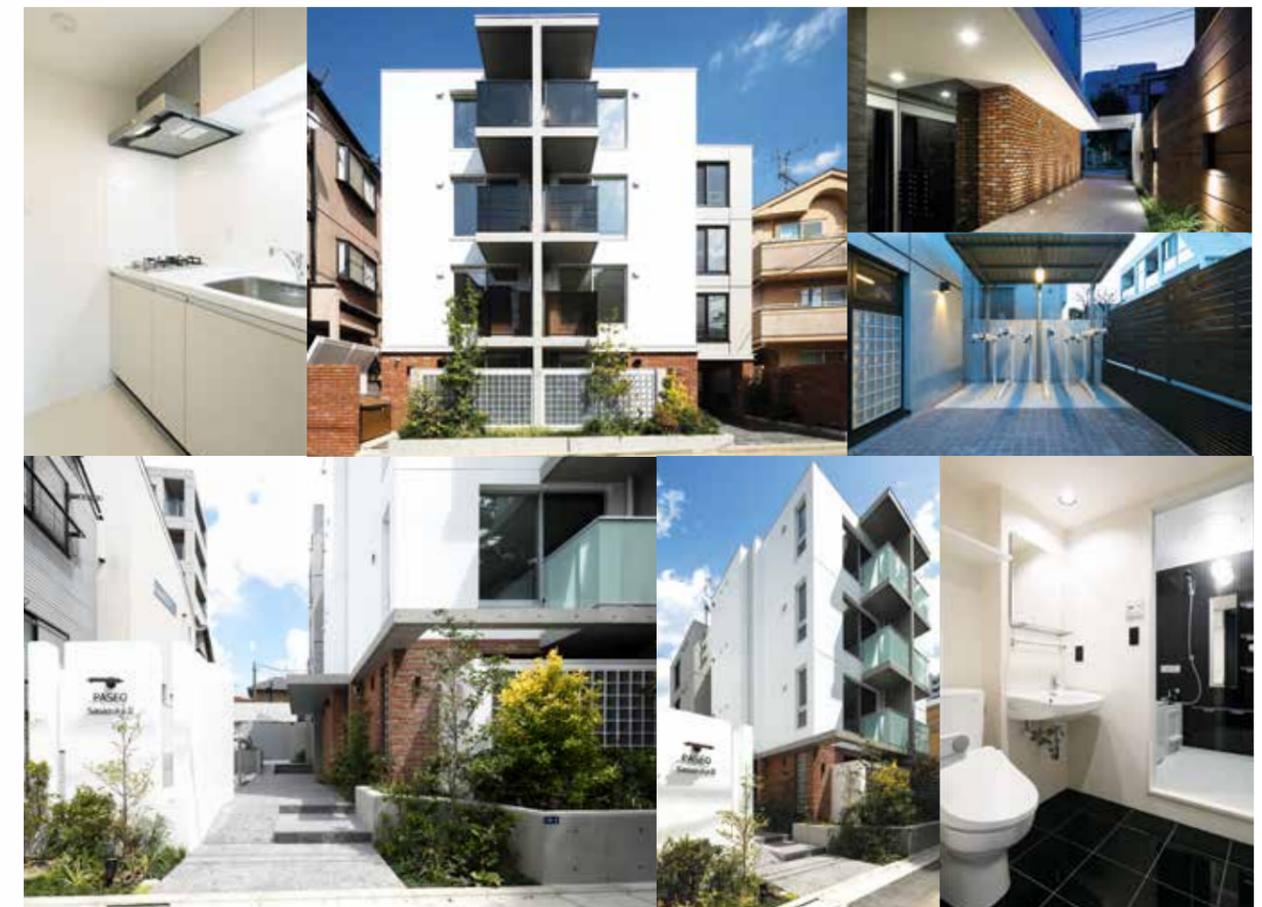
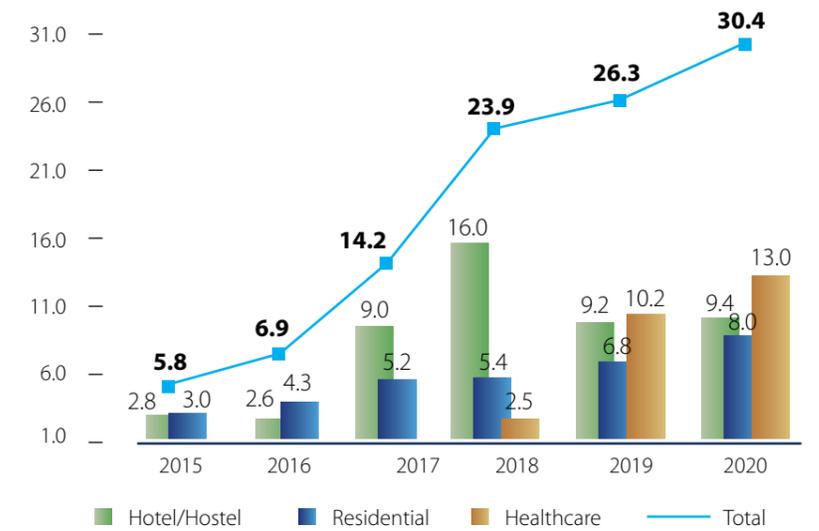
Asset Management Business

In addition to investment and construction management, UACJ also provides asset management services for three main categories of property assets:

- a) Hotel/Hostel
- b) Residential
- c) Healthcare

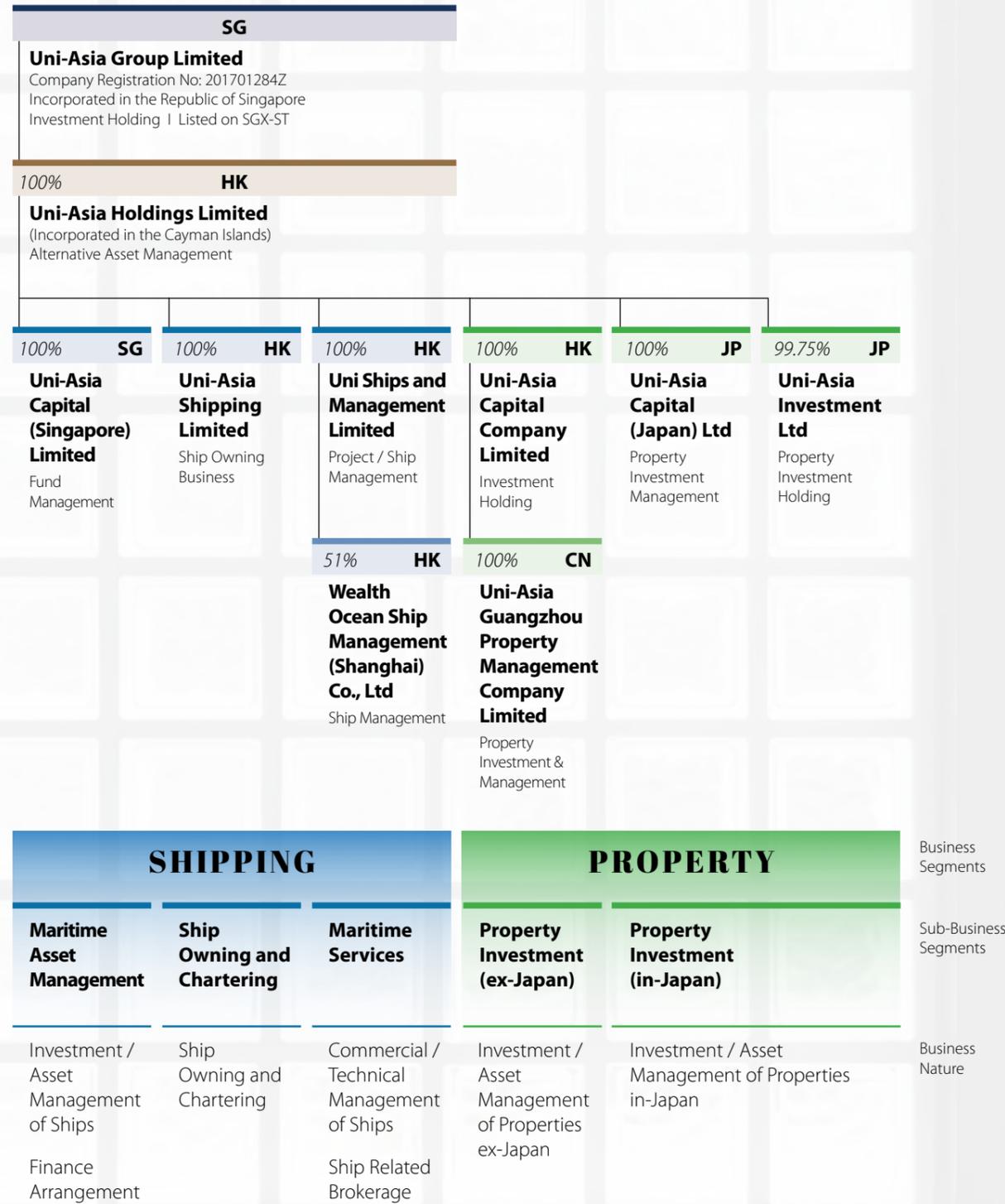
Total assets under management ("AUM") under UACJ has increased over the years, providing a steady recurring asset management fee income to the Group.

AUM under UACJ by Segment



CORPORATE ORGANISATION

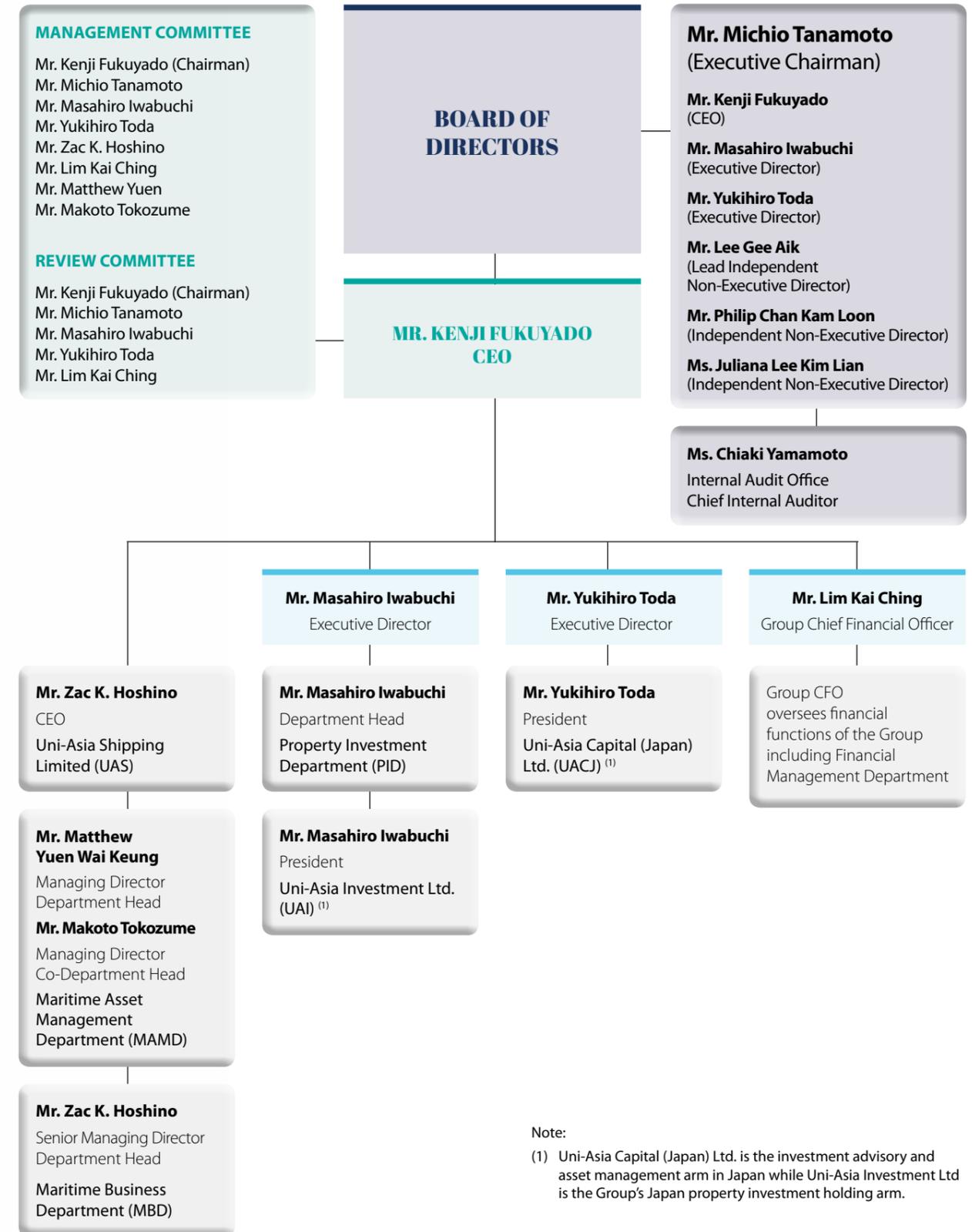
As at 31 December 2020



| SG: Singapore | HK: Hong Kong | JP: Japan | CN: China
Above represents major group companies only for illustrative purpose.

MANAGEMENT ORGANISATION

As at 15 March 2021



Note:

(1) Uni-Asia Capital (Japan) Ltd. is the investment advisory and asset management arm in Japan while Uni-Asia Investment Ltd is the Group's Japan property investment holding arm.

CORPORATE

BOARD OF DIRECTORS

EXECUTIVE DIRECTORS

Michio Tanamoto
(Executive Chairman)

Kenji Fukuyado
(Chief Executive Officer)

Masahiro Iwabuchi
(Executive Director)

Yukihiro Toda
(Executive Director)

NON-EXECUTIVE DIRECTORS

Lee Gee Aik
(Lead Independent
Non-Executive Director)

Philip Chan Kam Loon
(Independent
Non-Executive Director)

Juliana Lee Kim Lian
(Independent
Non-Executive Director)

AUDIT COMMITTEE

Lee Gee Aik
(Chairman)

Philip Chan Kam Loon

Juliana Lee Kim Lian

NOMINATING COMMITTEE

Philip Chan Kam Loon
(Chairman)

Lee Gee Aik

Juliana Lee Kim Lian

INFORM

REMUNERATION
COMMITTEE

Juliana Lee Kim Lian
(Chairman)

Lee Gee Aik

Philip Chan Kam Loon

COMPANY SECRETARY

Joanna Lim Lan Sim, ACIS

SHARE REGISTRAR
AND SINGAPORE SHARE
TRANSFER AGENT

**Tricor Barbinder Share
Registration Service**

80 Robinson Road #02-00
Singapore 068898

AUDITOR

Ernst & Young LLP

One Raffles Quay
North Tower, Level 18
Singapore 048583

Partner-in-charge:
Wong Yew Chung
(Appointed in 2017)

PRINCIPAL BANKERS

Mizuho Bank Limited

12th Floor, K11 Atelier,
18 Salisbury Road
Tsim Sha Tsui Kowloon
Hong Kong

Mizuho Bank, Ltd.

12 Marina View #08-01
Asia Square Tower 2
Singapore 018961

**The Hong Kong and Shanghai
Banking Corporation Limited**

Head Office,
1 Queen's Road Central,
Hong Kong

Bank Sinopac

Hong Kong Branch
18/F., One Peking
1 Peking Road
Tsim Sha Tsui, Hong Kong

CTBC Bank Co., Ltd.

No 168, Jingmao 2nd Road,
Nangang Dist., Taipei 11568,
Taiwan, R.O.C.

COMPANY
REGISTRATION NO.

201701284Z

REGISTERED OFFICE

8 Shenton Way
#37-04 AXA Tower
Singapore 068811
Tel: (65) 6438 1800
Fax: (65) 6438 1500

CORPORATE WEBSITES

(available in English and/or Japanese)

Uni-Asia Group Limited
www.uni-asia.com

Uni-Asia Shipping Limited
www.uniasishipping.com

Uni-Asia Capital (Japan) Ltd
www.uni-asia.co.jp

T I O N

PRINCIPAL
PLACES OF
BUSINESS

Total **70 employees** across
5 offices

(As at 31 December 2020)

UNI-ASIA CAPITAL (JAPAN) LTD.

MD Kanda Building 7F,
9-1 Kanda Mitoshicho, Chiyoda-ku,
Tokyo, Japan, 101-0053

Tel: (81) 3 3518 9200
Fax: (81) 3 3518 9201

17 employees
in Japan

**WEALTH OCEAN SHIP
MANAGEMENT (SHANGHAI)
CO., LTD**

Room 2106,
Yongda International Tower,
2277 Longyang Road,
Pudong District, Shanghai, 201204,
China

Tel: (86) 21 5888 8007
Fax: (86) 21 5888 8053

14 employees
in Shanghai

**UNI-ASIA GUANGZHOU
PROPERTY MANAGEMENT
CO., LTD**

Room 2401, Guangzhou Foreign
Economic & Trade Building, 351 Tianhe
Road, Guangzhou, 510620, China

Tel: (86) 20 3880 2213

1 employee
in Guangzhou

UNI-ASIA GROUP LIMITED

8 Shenton Way,
#37-04 AXA Tower,
Singapore 068811

Tel: (65) 6438 1800
Fax: (65) 6438 1500

9 employees
in Singapore

UNI-ASIA HOLDINGS LIMITED

30/F., Prosperity Millennia Plaza,
No. 663 King's Road,
North Point, Hong Kong

Tel: (852) 2528 5016
Fax: (852) 2528 5020

29 employees
in Hong Kong



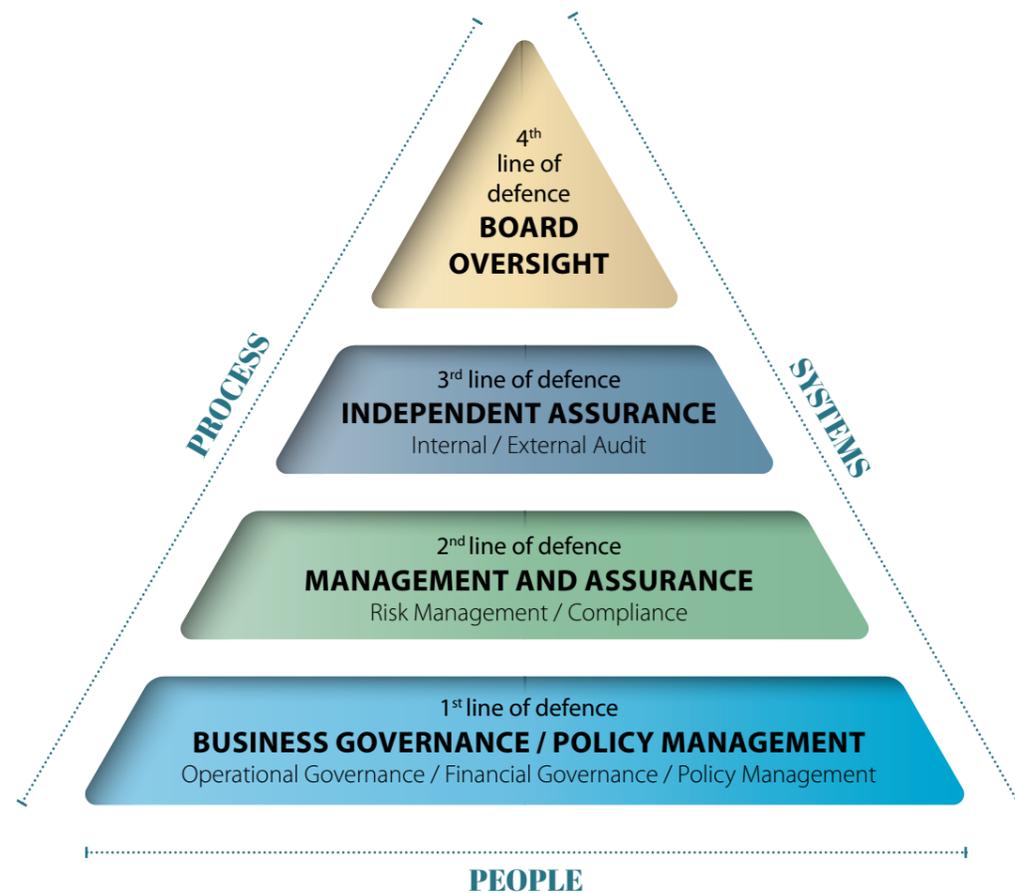
RISK MANAGEMENT

RISK MANAGEMENT FRAMEWORK

In 2012, the Group engaged external consultants from KPMG Services Pte Ltd ("KPMG") to set up an Enterprise Risk Management ("ERM") Framework ("ERM Framework"), which governs the risk management process in the Group. Through this framework, risk capabilities and competencies would be continuously enhanced. The ERM Framework also enables the identification, prioritisation, assessment, management and monitoring of key risks to the Group's business. The risk management process in place covers, *inter alia*, financial, operational and compliance risks faced by the Group. The key risks of the Group are deliberated by the Management and reported to the Audit Committee ("AC"). The AC periodically reviews the ERM Framework with Management to ensure it remains adequate, effective and relevant vis-a-vis evolving internal and external environment in which the Group operates.

Complementing the ERM framework is a Group-wide system of internal controls, which includes the Code of Conduct, documented policies and procedures, proper segregation of duties, approval procedures and authorities, as well as checks-and-balances built into the business process.

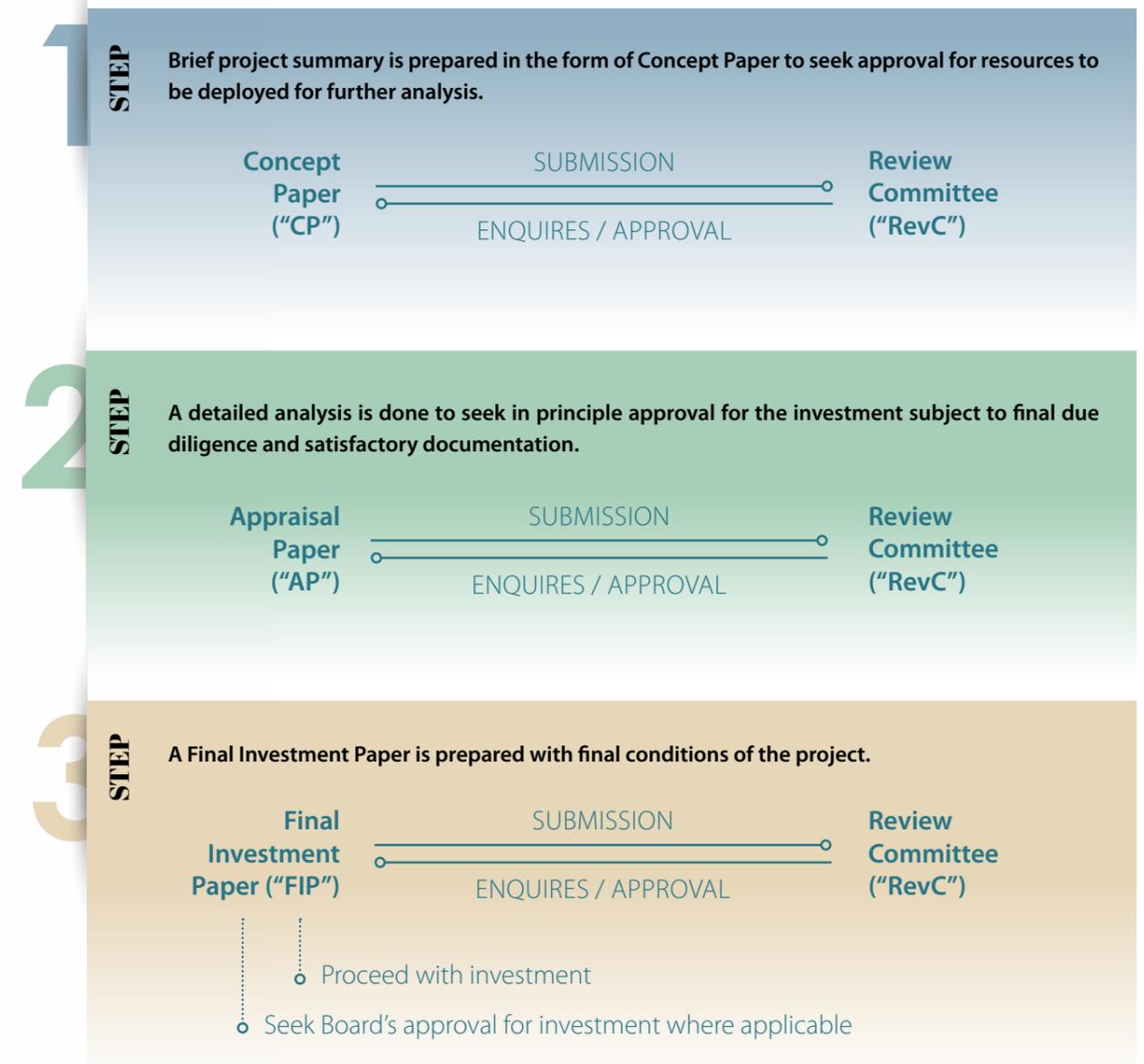
To ensure that internal controls and risk management processes are adequate and effective, the AC is assisted by various independent professional service providers. External auditors provide reasonable assurance on the true and fair presentation of the Group's financial statements. Internal auditors provide assurance that controls over the key risks of the Group are adequate and effective.



INVESTMENT APPROVAL PROCESS

An important component of the Group's overall risk management is the investment approval process. The process aims to be robust in managing downside risk when deploying the Group's resources for investments while at the same time prompt in capitalising potential investment opportunities.

A summary of the Group's investment process is as follows. Members of the Review Committee are listed on page 29 "Management Organisation".



INVESTOR RELATIONS

THE GROUP'S INVESTOR RELATIONS COMMITMENT

The Group's investor relations function is led by the Executive Chairman, CEO, Group CFO, and senior management team, with the assistance of professional investor relations company, Financial PR (Sino-Lion Communications Pte Ltd).

The Group strives to achieve a high standard of disclosure and corporate transparency through timely dissemination of relevant, credible and material information on the Singapore Stock Exchange and company website, according to legal and regulatory requirements. This is to enable shareholders and potential investors to gain a good understanding of our operations, stay abreast of corporate developments, and assess our business strategies in order to make sound investment decisions.

SHAREHOLDERS

The Group provides multiple channels to update shareholders on corporate developments and financial performance, which includes the regular updates on SGXNet and the company website, face-to-face communication (which was changed to virtual meetings since COVID-19 induced restrictions) with directors of the Group at annual general meetings ("AGM"), and responding to questions through SGXNet and company website. Shareholders could also contact the Group's investor relations officers directly.

ANALYSTS, FUNDS AND POTENTIAL SHAREHOLDERS

In 2020, due to COVID-19 restrictions and measures on organizing physical meetings with analysts, funds and potential shareholders, the Group had continued to persevere with its investor relations objectives by hosting virtual meetings via the Zoom and other similar online platforms. This enabled the Group to consistently communicate with the investment community on a regular basis. Senior management holds quarterly virtual briefings for analysts, fund managers and retail investors in order to provide an update on the Group's performance and outlook. Management also conducted one-on-one meetings with those who were keen to gain a better understanding about the Group, especially on the impact of the COVID-19 on its business and its long-term strategy post COVID-19. The IR team also keeps analysts updated on a regular basis for them to work on analyst notes and research reports.

QUARTERLY RESULTS PRESENTATIONS

1Q2020 Corporate Updates

28 May 2020

Due to a change in SGX reporting requirements which allows many companies to switch from a mandatory quarterly reporting to semi-annual reporting in 2020, the Group organised a Corporate Update briefing via Zoom on its 1Q2020 performance in May 2020. The invitation was extended to equity analysts, shareholders, fund managers, brokers and private investors. A total of 22 people attended the 1Q2020 Corporate Updates presentation via Zoom, including 6 research analysts from various brokerage houses such as Phillip Securities, CGS-CIMB Securities, Maybank Kim Eng Securities, 6 buy-side analysts and portfolio managers from boutique investment funds such as Hibiki Path Advisors, Euro Asia, Judah Investments, Rafflesia, Phillips Capital and AGT Partners. Journalists from NextInsight and The Little Snowball were invited to attend the briefing as well. The Group provided updates on corporate developments as well as market insights on the ship chartering market and property sectors in Japan and Hong Kong.

E-PRESENTATIONS WITH BROKERAGE

Lim & Tan Securities Corporate Presentation

2 December 2020

The Group was invited by Lim & Tan Securities to conduct a lunchtime e-presentation to engage their brokers and traders in December 2020. This platform provided the traders and brokers a unique opportunity to have facetime with the Group's management. In addition, upon greater understanding of the Group's business and financials, the brokers would recommend the Group as an attractive investment to their clients. This e-corporate presentation allowed the Group to pitch to the financial community on its investment merits and to secure more buying interest in the shares and to improve liquidity in the long run. Approximately 20 traders and brokers attended the event.

ONE-ON-ONE MEETINGS

The Group is open to one-on-one meetings or small group sessions with research houses, investment funds and institutional brokers should they show a keen interest in the Group's financials, business and strategies. The Group met with the following financial institutions during FY2020:

April 2020 Kredens Capital

November 2020 Truth Assets Management

1H2020 Results Presentation

25 August 2020

The Group's 1H2020 Results Presentation via Zoom was held in August 2020 where the key focus was to update the participants on the financial performance of the Group. A total of 12 people including analysts, shareholders, fund managers, brokers, private investors, as well as 5 research analysts from brokerage houses such as KGI Securities, CGS-CIMB Securities, Phillips Securities and Lim & Tan Securities attended the briefing. The Group updated the participants on corporate developments as well as market insights on the dry bulk market and the property industry in countries which the Group operates in. On 26 June 2020, the Group disposed 49.5% stake in Uni-Asia Hotels Limited ("UA Hotels") resulting in UA Hotels ceasing to be a subsidiary of the Group and becoming an associated company instead. During the briefing, audience had the opportunity to engage the management with enquiries on the deal and for management to explain their rationale for the disposal and the financial impact on the Group.

MEDIA

Through the media, the Group sought to provide more information about how its business segments contribute to the Group's overall performance amidst changing market conditions and to update key corporate developments. Specialised investment media such as NextInsight further extended their visibility to a broader investor audience.

Date	Media/ Brokerage	Headline
12-Mar-20	KGI Securities	Hurt on all sides
12-Mar-20	Business Times	Broker's take: KGI downgrades Uni-Asia to 'neutral', halves target price to S\$0.62
12-Mar-20	The Edge	Uni-Asia gets downgraded by KGI on weak outlook, lack of near-term catalysts
31-Mar-20	KGI Securities	Delay to Olympics and travel bans a major blow to hotel business
2-Jun-20	Next Insight	How did COVID-19 impact shipping, property, hotel biz?
7-Jun-20	Next Insight	Uni-Asia's AGM: How did COVID-19 impact shipping, property, hotel biz?
1-Jul-20	Next Insight	Cuts exposure to Japan hotel sector, gains positive financial effects
25-Aug-20	KGI Securities	Minimising risk by restructuring exposure to hospitality sector
26-Aug-20	The Edge	KGI Securities cuts dividend forecast for Uni-Asia Group due to headwinds in the year ahead
27-Nov-20	Next Insight	Rapid share price recovery on shipping recovery

3Q2020 Corporate Updates

2 December 2020

The Group conducted its 3Q2020 Corporate Updates session via Zoom in December 2020. Despite the festive season, a total of 18 participants including analysts from Phillip Securities, KGI Securities, Lim & Tan Securities attended the briefing. Fund managers from Forte Capital Management, Pilgrim Partners Asia, Phillips Capital were also in attendance. The Group continued to provide industry updates on shipping and property segments to the audience. The Group ended the presentation with a Q&A session for the audience to raise their concerns and to better understand the Group's businesses.

CONCLUSION

The Group aims to be a truly trusted partner to our clients as an integrated service provider in the alternative investment fields. It strives to deliver value to the Group's shareholders, clients and employees. With the trust and support of the investment community, the Group endeavours to achieve our investor relations objectives of providing timely, accurate and transparent communications with the investors, shareholders and the general public.

Investor Relations Contact

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BOARD OF DIRECTORS

From left to right:

Mr. Philip Chan Kam Loon
Independent
Non-Executive Director

Mr. Yukihiro Toda
Executive Director

Mr. Kenji Fukuyado
Chief Executive Officer

Mr. Michio Tanamoto
Executive Chairman

Mr. Masahiro Iwabuchi
Executive Director

Mr. Lee Gee Aik
Lead Independent
Non-Executive Director

Ms. Juliana Lee Kim Lian
Independent
Non-Executive Director



Mr. Michio Tanamoto
Executive Chairman

Mr. Michio Tanamoto was appointed Executive Chairman of Uni-Asia Group Limited on 30 April 2020. He was appointed Chairman and Chief Executive Officer in April 2014, before he relinquished his position as Chief Executive Officer in 2020 as part of the Group's succession planning. He is one of the founders who established the Company in 1997 and has been a Director since then. He has over 38 years of experience in financial sector, having based in Japan, Hong Kong and Singapore. In 1980, Mr. Tanamoto joined The Hokkaido Takushoku Bank, Ltd. Between 1988 and 1993, he was a senior manager of Takugin International (Asia) Limited in Hong Kong, the offshore merchant banking arm of The Hokkaido Takushoku Bank, Ltd. Following which, Mr. Tanamoto was a deputy general manager of the Singapore Branch of The Hokkaido Takushoku Bank, Ltd. from 1995 to 1997. Mr. Tanamoto is also currently Managing Director of Uni-Asia Capital (Singapore) Limited and also a Director of the Company's subsidiaries including Uni-Asia Holdings Limited, Uni-Asia Capital Company Limited, Uni-Asia Capital (Japan) Ltd, and Uni-Asia Investment Ltd. He obtained a bachelor's degree in law from Hitotsubashi University of Japan in 1980.



Mr. Kenji Fukuyado
Chief Executive Officer

Mr. Kenji Fukuyado was appointed Chief Executive Officer of Uni-Asia Group Limited on 30 April 2020, and concurrently Chairman of the Group's Management Committee and Review Committee. He was appointed as an Executive Director in March 2018.

Mr. Fukuyado joined the Group in 2001 and was the Managing Director of Uni-Asia Finance Corporation (Japan) from May 2003 to December 2005. He was transferred to the Group's head office in Hong Kong in January 2006 and was Head of Structure Finance Department from January 2006 to December 2009. Between January 2010 and January 2013, he was Head of Maritime Investment Department. In February 2013, he was appointed Managing Director of the Group, responsible for Maritime Asset Management. Mr. Fukuyado has over 30 years of experience in the finance industry, with expertise in structured finance including tax lease, asset finance, loan syndication, corporate finance and asset management. Between 1987 and 1998, he worked for The Hokkaido Takushoku Bank, Ltd. in Japan and Hong Kong.

Mr. Fukuyado is currently Chairman of Uni-Asia Shipping Limited and Uni-Asia Capital (Japan) Ltd., and also a director of the company's subsidiaries including Uni-Asia Holdings Limited, Uni-Ships and Management Limited, Uni-Asia Capital Company Limited, and Uni-Asia Investment Ltd. Mr. Fukuyado graduated with a bachelor's degree in law from Waseda University in 1987.

BOARD OF DIRECTORS



Mr. Masahiro Iwabuchi

Executive Director

Mr. Masahiro Iwabuchi was appointed an Executive Director of Uni-Asia Group Limited on 1 March 2018. He joined the Group when it was established in 1997 and was appointed Senior Managing Director in April 2014. Mr. Iwabuchi heads the Property Investment Department, overseeing all property investments of the Group.

Prior to joining the Group, Mr. Iwabuchi spent more than 13 years with The Hokkaido Takushoku Bank, Ltd, and accumulated extensive experience in the banking industry across Asia, including Japan, Indonesia, Singapore, Hong Kong and the PRC. In addition, Mr. Iwabuchi had experience in property investment in PRC, Japan and Hong Kong during his tenure in The Hokkaido Takushoku Bank, Ltd.

Mr. Iwabuchi is currently the President of Uni-Asia Investment Ltd., and holds directorship in the Group's subsidiaries including Uni-Asia Holdings Limited, Uni-Asia Capital Company Limited, Uni-Asia Guangzhou Property Management Co., Ltd, Uni-Asia Capital (Japan) Ltd, as well as the Group's investee companies.

Mr. Iwabuchi completed Licensing Examination for HKSI Specialist Certificate (Asset Management, Corporate Finance, Derivatives and Securities). Mr. Iwabuchi graduated with a bachelor's degree in economics from Hirosaki University of Japan in 1985. In addition to being fluent in Japanese and English, Mr. Iwabuchi speaks fluent Mandarin.



Mr. Yukihiro Toda

Executive Director

Mr. Yukihiro Toda was appointed an Executive Director of Uni-Asia Group Limited on 1 March 2018. He is currently the President of Uni-Asia Capital (Japan) Ltd., a position he held since December 2011. Mr. Toda joined the Group in 1998, and was appointed Chief Investment Officer of Uni-Asia Capital (Japan) Ltd. in February 2000. While in this role, he was responsible for overall real estate fund management business and property investment business in Japan. Between 1985 and 1998, Mr. Toda was with The Hokkaido Takushoku Bank Ltd, and HSBC Securities Tokyo Branch. While with The Hokkaido Takushoku Bank Ltd, Mr. Toda worked in various Asian cities including Tokyo, South Korea and Hong Kong. In HSBC Securities, Mr. Toda was with its Tokyo Branch, where he was involved in international finance, structured finance and origination of syndicated loans. Mr. Toda is a director of the company's subsidiary, Uni-Asia Holdings Limited. Mr. Toda graduated with a bachelor's degree in economics from Yokohama National University in 1985.



Mr. Lee Gee Aik

Lead Independent
Non-Executive Director

Mr. Lee Gee Aik was appointed an independent director of the Company on 4 January 2016. Mr. Lee is currently a practising public accountant in Singapore. He started his career as an auditor with KPMG Singapore in 1979. Between 1986 and 1988, Mr. Lee was seconded to KPMG USA Executive Office based in New York City, New York, USA. Mr. Lee was the regional controller of Omni Marco Polo Hotels, Singapore from 1993 to 1998 prior to him becoming a practising public accountant in 1998. Mr. Lee qualified as a Chartered Certified Accountant with The Association of Chartered Certified Accountants, United Kingdom in 1984. He also obtained a Master in Business Administration from The Henley Management College, United Kingdom in 2004. He is currently a Fellow with The Association of Chartered Certified Accountants, United Kingdom and The Institute of Singapore Chartered Accountants. He is the independent directors of Anchun International Holdings Ltd., Astaka Holdings Limited and SHS Holdings Limited.



Mr. Philip Chan Kam Loon

Independent
Non-Executive Director

Mr. Philip Chan Kam Loon was appointed as an Independent Director of the Company on 1 March 2018. Mr. Chan holds a degree in Accounting and Finance from the London School of Economics and is a member of the Institute of Chartered Accountants in England and Wales. He has many years of experience in accounting and audit with KPMG London and PWC Singapore, investment banking with Morgan Grenfell Asia and HG Asia Securities and was a director of private equity investments at Suez Asia Holdings. Mr. Chan was head of the Listings Function of Markets Group at the Singapore Exchange for 3 years. Mr. Chan has also served on the Singapore's Accounting Standards Committee, Singapore Zhejiang Business Council and also Singapore Shandong Business Council as well as non-executive director of National Volunteer Philanthropy Centre and Vision Fund, the international microfinance arm of global charity World Vision. He also serves as independent director of several other SGX listed companies.



Ms. Juliana Lee Kim Lian

Independent
Non-Executive Director

Ms. Juliana Lee was appointed as an Independent Director of the Company on 1 March 2019. Ms. Lee is a Director of Aptus Law Corporation. She has more than 25 years of experience in legal practice and currently heads the corporate practice of Aptus Law Corporation. Her main areas of practice are corporate law, corporate finance, mergers and acquisitions and venture capital. She holds a Bachelor of Laws (Honours) degree from the National University of Singapore and is a member of the Singapore Institute of Directors. Ms. Lee also presently serves as an independent director on the board of Nordic Group Limited, Dyna-Mac Holdings Ltd and Anchor Resources Limited.

KEY MANAGEMENT

Mr. Zac K. Hoshino

Senior Managing Director

Mr. Zac K. Hoshino was appointed as Senior Managing Director of the Company in March 2019 and currently is responsible for Maritime Business Department. He joined our Company in September 2007 and was appointed as Co-Head of our Maritime Investment Department. He was appointed as Managing Director of the company in February 2013. He has extensive experience with chartering, operating, and contracting in a Japanese shipping company for more than 20 years, and have worked in various Asian cities including Singapore and Hong Kong representative between 2002 and 2007. He is currently the CEO of Uni Asia Shipping Limited, Wealth Ocean Ship Management Shanghai and Uni Ships and Management Limited. Mr. Hoshino graduated with a bachelor's degree in mercantile marine science from Tokyo University of Mercantile Marine in 1984.



Mr. Lim Kai Ching

Group Chief Financial Officer

Mr. Lim Kai Ching joined Uni-Asia in June 2011 and was appointed as Chief Financial Officer of the Group in August 2011 and subsequently as Group Chief Financial Officer on 5 January 2015. Mr. Lim has over 20 years of experience in areas including finance, accounting, risk management, investment, audit and investor relations. Prior to joining Uni-Asia, Mr. Lim worked for State Street Fund Services (Singapore) Pte Ltd. Between April 2008 to January 2009, he was the Financial Controller of a PRC-based seafood processing company. From June 2007 to April 2008, Mr. Lim was Vice President with the Group, responsible for the Company's on-going listing matters and financial reporting of private shipping fund for which the Group acts as fund manager. Between June 1999 and June 2007, Mr. Lim was with Government of Singapore Investment Corporation Pte Ltd. Mr. Lim graduated with a Bachelor of Accountancy (Honours) from Nanyang Technological University and is a member of the Institute of Singapore Chartered Accountants.



Mr. Matthew Yuen Wai Keung

Managing Director,
Head of Maritime Asset
Management Department

Mr. Matthew Yuen was appointed as Managing Director in March 2018 and is currently the Head of Maritime Asset Management Department. He joined Uni-Asia in October 1997. Prior to this, Mr. Yuen worked in several international banks, specialising in corporate banking and loan syndications. Mr. Yuen graduated from The Chinese University of Hong Kong with a second class (upper) honours degree in business administration and received his MBA from The Australian Graduate School of Management, University of New South Wales.



Mr. Makoto Tokozume

Managing Director
Co-Head of Maritime Asset
Management Department

Mr. Makoto Tokozume joined Uni-Asia in January 2008 and was appointed as Managing Director on 1 March 2021. He is currently the Co-Head of Maritime Asset Management Department, being responsible for maritime asset management, equity sourcing and lease / debt arrangement for a third party as well as the Group. He had stationed in Singapore as a member of Uni-Asia Capital (Singapore) until 2012, being responsible for investor relations and corporate matters. He was transferred to our head office in Hong Kong in 2013 and was CFO of Uni-Asia Shipping and head of Financial Management Department. He has over 30 years working experience in financial industry in Japan, Singapore and Hong Kong, having spent 11 years with Hokkaido Takushoku Bank, Ltd. and 9 years with The Bank of Tokyo-Mitsubishi Ltd. (currently MUFG Bank, Ltd.). He graduated from Keio University with a bachelor's degree in economics in 1986. He also received his MBA from The University of Hull, UK. He is registered as Certified Public Accountant of USA.



Mr. Takeshi Iritono

Managing Director of
Uni-Asia Capital (Japan) Ltd.

Mr. Takeshi Iritono joined Uni-Asia in 2003 and was appointed a Managing Director of Uni-Asia Capital (Japan) Ltd. in December 2011. He is currently the General Manager of Asset Management Department 2 of UACJ. Since he joined UACJ, he has been responsible for real estate asset management and development of residential properties, hotel properties and commercial properties. He graduated with a bachelor's degree in law from Keio University in 1994.



Mr. Shinichiro Ishizaki

General Manager

Mr. Shinichiro Ishizaki joined Uni-Asia in January 2016 and was appointed as General Manager - Project, Maritime Business Department of the Company in October 2017. Based in Hong Kong, Mr. Ishizaki is responsible for various shipping businesses of the Group including projects, sales & purchase, period chartering, and ship management. Prior to joining Uni-Asia, he was in charge of ship finance and S&P at a Singapore-based ship owning company followed by 2 years' secondment to Ministry of Finance, Japan. Mr. Ishizaki graduated Hokkaido University, Japan with a master's degree in Field Engineering for the Environment in 2010.



KEY MANAGEMENT

Mr. Kenneth Wong

General Manager

Mr. Kenneth Wong joined Uni-Asia in March 2004 and was appointed as General Manager of Property Investment Department in January 2019. He is a member of the team that is responsible for the property investment business of the Group. Prior to joining Uni-Asia, Mr. Wong worked with Sumitomo Banking Corporation during 1995 - 2000 in the marketing and risk management divisions of the bank Hong Kong Office. Mr. Wong graduated with a bachelor's degree in Economics and Japanese Studies from Sheffield University England in 1995.

Ms. Chiaki Yamamoto

Chief Internal Auditor

Ms. Chiaki Yamamoto joined Uni-Asia in April 2013 and was appointed the Chief Internal Auditor in August 2018. Based in Singapore, she is currently in-charge of the internal audit function of all operation in the Group. She has more than 20 years of experience in various corporate functions, including corporate management, human resource and internal audit for various major Japanese trading companies. She is an accredited Certified Fraud Examiner ("CFE") in USA, and a qualified internal auditor by the Institution of Internal Auditors ("IIA") Japan. She is member of Association of Certified Fraud Examiner ("ACFE") and IIA in Singapore and Japan.

Ms. Candy Wong Wang Ying

General Manager

Ms. Candy Wong Wang Ying joined Uni-Asia in November 1997 and was appointed as General Manager in April 2019. She is currently responsible for Financial Management Department and is in-charge of corporate and shipping accounting, as well as cash flow management. Prior to joining Uni-Asia, she was with The Hokkaido Takushoku Bank Ltd., Hong Kong Branch. She graduated with a bachelor's degree in Accounting from Curtin University of Technology and is a fellow member of The Hong Kong Institute of Certified Public Accountants and CPA Australia.



CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Uni-Asia Group Limited (the "Company") is strongly committed to maintaining a high standard of corporate governance within the Company and its subsidiaries (the "Group"). The board of directors of the Company (the "Board") recognises the importance of good corporate governance and the offering of high standards of accountability to the shareholders.

This report, set out in a tabular form, describes the Company's corporate governance processes and structures that were in place throughout the financial year, with specific reference made to the principles and provisions of the Code of Corporate Governance 2018 (the "Code") issued on 6 August 2018.

The Board confirms that for the financial year ended 31 December 2020 ("FY2020"), the Company has complied with the core principles of corporate governance laid down by the Code. The Company has also largely complied with the provisions that reinforce the principles of the 2018 Code, where applicable, and has provided appropriate explanations for variations from the provisions of the Code (namely, variations from Provisions 2.2, 2.3, 8.1(a), and 11.4 as further described below), including the reason for variation and how the practices the Company had adopted are consistent with the intent of the relevant principle of the Code, in this report.

BOARD MATTERS

The Board's Conduct of its Affairs

Principle 1: The company is headed by an effective Board which is collectively responsible and works with Management for the long-term success of the company.

Provisions

Corporate Governance Practices of the Company

1.1

Directors are fiduciaries who act objectively in the best interests of the Company

The Company is headed by an effective Board, comprising competent individuals with diversified background and collectively brings with them a wide range of experience, to lead and control the Company.

The Board oversees the business affairs of the Company and assumes responsibility for the Group's overall strategic plans, key operational initiatives, major funding and investment proposals, financial performance reviews and corporate governance practices. In particular, the Board holds the management of the Company (the "Management") accountable for performance. The Board has also put in place a code of conduct and ethics, sets appropriate tone-from-the-top and desired organisational culture, and ensures proper accountability within the Company.

All directors exercise due diligence and independent judgment, and are obliged to act in good faith and in the best interests of the Company. Where there are conflicts of interest, directors recuse themselves from discussions and decisions involving the issues of conflict.

1.2

Directors' induction, training and development

New directors, upon appointment, will be briefed on the business and organisation structure of the Group to ensure that they are familiar with the Group's structure, businesses and operations. The directors may participate in seminars and/or discussion groups to keep abreast of the latest developments which are relevant to the Group. Directors also have the opportunity to visit the Group's operational facilities and meet with Management to gain a better understanding of the Group's business operations.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions **Corporate Governance Practices of the Company**

The Company has adopted a directors' training policy and has an on-going budget for all directors to attend appropriate courses, conferences and seminars for them to stay abreast of relevant business developments and outlook. These include programs run by the Singapore Institute of Directors or other training institutions.

The Board as a whole is updated regularly on risk management, corporate governance, insider trading and the key changes in the relevant regulatory requirements and financial reporting standards, so as to enable them to properly discharge their duties as Board or Board Committee members.

New releases issued by the Singapore Exchange Securities Trading Limited ("SGX-ST") and the Accounting and Corporate Regulatory Authority which are relevant to the directors are circulated to the Board.

The Company Secretary and Management inform the directors of upcoming conferences and seminars relevant to their roles as directors of the Company.

Annually, the external auditors update the Audit Committee and the Board on new or revised financial reporting standards, in particular standards that could have a material impact on the Group's consolidated financial statements.

1.3 **Matters requiring Board's approval**

The Company has formulated guidelines setting forth matters reserved for the Board's decision. The Management was also given clear directions on matters (including set thresholds for certain operational matters relating to subsidiaries) that require the Board's approval. In addition, the Board has adopted a set of internal controls which sets out approval limits for financial transactions conducted by the Company, investments, lending, borrowings, guarantees and cheque signatories' arrangements. Approval sub-limits are also provided at management levels to facilitate operational efficiency.

Certain material corporate actions that require the Board's approval are as follows:-

- approval of quarterly corporate updates and half-yearly results announcements;
- approval of annual results and financial statements;
- recommendation of dividends;
- convening of shareholders' meetings;
- authorisation of material acquisitions/disposal of assets;
- authorisation of major transactions; and
- approval of internal audit report.

The Board likewise reviews and approves all corporate actions for which shareholders' approval is required.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions **Corporate Governance Practices of the Company**

1.4 **Board Committees**

To facilitate effective management, certain functions have been delegated to various board committees, namely the Audit Committee ("AC"), the Nominating Committee ("NC") and the Remuneration Committee ("RC"), each of whose members are drawn from members of the Board (together "Board Committees" and each a "Board Committee"). Each of these Board Committees has its own written terms of reference and its actions are reported to and monitored by the Board. The Chairman of the respective Committees reports to the Board with their recommendations. Minutes of the Board Committee meetings are available to all Board members. All the Board Committees are actively engaged and play an important role in ensuring good corporate governance in the Company and within the Group. For a summary of the activities of the AC, the NC and the RC during FY2020, please refer to Provisions 10.1, 4.1 and 6.4 respectively below.

1.5 **Board Meetings and Attendance**

The Board meets regularly to oversee the business and affairs of the Group. The schedule of all the Board and the Board Committee meetings for the calendar year is given to all the directors well in advance. Besides the scheduled meetings, the Board has also held several informal discussions as and when required by specific circumstances, and as deemed appropriate by the Board members. The Company's Constitution allows a Board meeting to be conducted by means of telephone or similar communications equipment (which may include video conference). A record of the directors' attendance at meetings of Board and Board Committees for FY2020, as well as the frequency of such meetings, is set out in Table 1. Please also refer to Provision 4.5 below for further information regarding directors with multiple board representations.

1.6 **Access to information**

The members of the Board are provided with complete, adequate and timely information prior to Board meetings, and on an on-going basis. Requests for information by the Board are dealt with promptly by Management. The Board is informed of all material events and transactions as and when they occur. These include relevant information and explanatory notes on matters that are presented to the Board, such as budgets, forecasts and business models.

In relation to budgets, any material variance between projections and actual results are disclosed and explained. Timely updates on developments in accounting matters, legislation, government policies and regulations affecting the Group's business operations are provided to all directors.

1.7 **Access to Management and Company Secretary**

Management personnel who can provide additional insight into the matters at hand are invited to be present at the relevant time during a Board meeting. The Board has separate and independent access to the Group's senior management and the Company Secretary at all times. The Board seeks independent professional advice as and when necessary to enable it to discharge its responsibilities effectively. The directors, whether as a group or individually, may seek and obtain legal and other independent professional advice, at the Company's expense, concerning any aspect of the Group's operations or undertakings in order to fulfill their roles and responsibilities as directors.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

The Company Secretary attends and prepares minutes of all Board and Board committee meetings and is responsible for ensuring that Board procedures are followed and that the Company's Constitution and relevant rules and regulations are complied with. The Company Secretary assists the Chairman by preparing meeting agendas, attending Board and Board Committee meetings and preparing minutes of Board proceedings. Under the direction of the Chairman, the Company Secretary, with the support of the Management, ensures good information flows within the Board and the Board Committees and between senior management and Non-Executive Directors.

The appointment and replacement of the Company Secretary is a matter for the Board.

BOARD COMPOSITION AND GUIDANCE

Principle 2: The Board has an appropriate level of independence and diversity of thought and background in its composition to enable it to make decisions in the best interests of the company.

Provisions Corporate Governance Practices of the Company

2.1 **Director Independence**

The Board comprises 7 members, 4 of whom are Executive Directors ("EDs") and the remaining 3 are Non-Executive Independent Directors ("NEIDs") as at the date of this report. Independent directors make up at least one-third of the Board. A summary of the current composition of the Board and its committees is set out in Table 2.

The NC, which reviews the independence of each director on an annual basis, adopts the Code's definition of what constitutes an independent director. An "independent" director is one who is independent in conduct, character and judgement, and has no relationship with the company, its related corporations, its substantial shareholders or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of the director's independent business judgement in the best interests of the company. Rule 210(5)(d) of the Listing Manual of the SGX-ST also sets out circumstances under which a director will not be independent.

Each independent director is required to provide an annual confirmation of his independence which is drawn up in accordance with the guidelines set out in the Code and submits the same to the NC for assessment and consideration. None of the NEIDs has a relationship with the Company, its related corporations, its substantial shareholders (holding 5% or more of the shares) or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of the director's independent business judgement in the best interests of the company. None of the NEIDs has served on the Board for more than nine years.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

2.2 **Independent directors make up a majority of the Board if Chairman is not independent**

The Chairman of the Board and the Chief Executive Officer ("CEO") of the Company are separate persons. The Chairman is part of the management team and he is not an independent director. Where the Chairman is not independent, independent directors should make up a majority of the Board. In this regard, although independent directors do not make up a majority of the Board, more than one-third of the Board is made up of independent directors. As stated in Provision 2.4 below, the Directors consider that the Board's present size of 7 members is of the appropriate size and accordingly, no additional independent directors are proposed to be appointed in order for independent directors to make up a majority of the Board. In addition, the Board is of the view that the independent directors have demonstrated high commitment in their role as directors and have ensured that there is a good balance of power and authority. Please also refer to Provision 2.5 below on the role played by the NEIDs in ensuring that there is a strong and independent element on the Board.

The Chairman provides leadership to the Board. Besides being responsible for board proceedings, the Chairman is also responsible for presenting the Board's views and decisions to the public. The CEO is responsible for the day-to-day running of the Group and ensures that the Board's decisions and strategies are translated to the working level.

2.3 **Non-executive directors make up a majority of the Board**

Although less than a majority of the Board is made up of non-executive directors, there is a clear division of roles and responsibilities between the Chairman (Mr. Michio Tanamoto), the CEO (Mr. Kenji Fukuyado) and the Executive Directors, namely Mr. Masahiro Iwabuchi and Mr. Yukihiro Toda, which ensures an appropriate balance of power between the Board, the Chairman, the CEO and the Executive Directors, thereby enhancing accountability and greater independent decision-making ability. The Chairman, the CEO and the Executive Directors are not related to each other. Please also refer to Provision 2.5 below on the role played by the NEIDs in ensuring that there are appropriate checks and balances in place. As stated in Provision 2.4 below, the Directors consider that the Board's present size of 7 members is of the appropriate size and accordingly, no additional non-executive directors are proposed to be appointed in order for non-executive directors to make up a majority of the Board.

2.4 **Board Composition**

The Directors consider that the Board's present size of 7 members is of the appropriate size and with the right mix of skills, experience, gender and age diversity, taking into account the nature and the scope of operations of the Group. The NC and the Board recognise the importance of an appropriate balance and diversity of industry knowledge, skills, backgrounds, experience and professional qualifications in building an effective Board. For this purpose, the NC reviews the Board's collective skills matrix regularly.

The Company values the benefits that diversity can bring to its Board as diversity promotes the inclusion of different perspectives and ideas, mitigates against group think and improves oversight, decision-making and governance. In this regard, the Board has adopted a board diversity policy with the aim of having a Board which is, amongst other things, characterised by a broad range of views arising from different professional experiences, skills, knowledge, gender, nationality, cultural and educational background when discussing business. Such policy incorporates measurable objectives relating to skills and experience, nationality and ethnicity (having regard to the diversified portfolio of the Group's businesses) and gender (which requires female representation).

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions **Corporate Governance Practices of the Company**

As a Group, the directors bring with them a broad range of expertise and experience in areas such as accounting, law, finance, business and management, industry knowledge, strategic planning and customer-based experience and knowledge; and are able to make positive contributions to the Company. The diversity of the directors' expertise and experience allows for the useful exchange of ideas and views. The biographies of all Board members are set out in the section entitled "Board of Directors". In its annual review, the NC is satisfied that the objectives of the diversity policy continue to be met.

2.5 Meeting of Independent Directors without Management

The NEIDs constructively challenge and assist in development of proposals on strategy, assist the Board in reviewing the performance of Management in meeting agreed goals and objectives; and monitor the reporting of performance. Matters requiring the Board's approval are discussed and deliberated with participation of each Director and decisions are made collectively without any individual or small group of individuals influencing or dominating the decision-making process. Therefore, the Board is of the view that the current composition of the Board is sufficient for it to exercise objective and balanced judgement on corporate affairs. It also ensures that key issues and strategies are critically reviewed, constructively challenged, fully discussed and thoroughly examined. The NEIDs, led by the Lead Independent Director, meet regularly during informal discussions which take place on the sidelines of Board meetings and the Annual General Meeting or, as the case may be, where warranted, without the presence of Management or the Executive Directors to review any matters that must be raised privately and the Lead Independent Director provides feedback to the Board and/or the Chairman as appropriate.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Principle 3: There is a clear division of responsibilities between the leadership of the Board and Management, and no one individual has unfettered powers of decision-making.

Provisions **Corporate Governance Practices of the Company****3.1 Separation of the roles of the Chairman and the Chief Executive Officer ("CEO")**

The Chairman and the CEO are separate persons and their roles are segregated to ensure an appropriate balance and separation of power and authority, increased accountability and clear division of responsibilities. The Chairman and the CEO are not related.

The Chairman, Mr. Michio Tanamoto provides leadership to the Board. Besides giving guidance on the corporate direction of the Group, the role of the Chairman includes the approving the agendas of Board meetings and ensuring accurate, adequate and timely flow of information between the Board, management and shareholders of the Company.

Mr. Kenji Fukuyado, the CEO of the Company sets the business strategies and directions for the Group and manages the business operations of the Group. He is supported by Mr. Lim Kai Ching, the Group Chief Financial Officer and other management staff.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions **Corporate Governance Practices of the Company****3.2 Division of responsibilities between the Chairman and CEO**

The Company has in place a policy paper on the division of responsibilities of Chairman and CEO.

As Chairman, Mr. Michio Tanamoto, with the assistance of the Company Secretary and Management, schedules Board meetings as and when required and prepares the agenda for Board meetings. In addition, he sets guidelines on and ensures quality, quantity, accuracy and timeliness of information flow between the Board, Management and shareholders of the Company. He encourages constructive relations between the Board and Management and between the Executive Directors and the independent directors. He also takes a leading role in ensuring the Company's drive to achieve and maintain a high standard of corporate governance practices.

As CEO, Mr. Kenji Fukuyado will be responsible for leading the management and staff of the Group in executing the strategies as approved by the Board.

3.3 Lead Independent Director

The Board has appointed Mr. Lee Gee Aik, a NEID, as the Lead Independent Director. Mr. Lee Gee Aik will be available to address shareholders' concerns when contact through the normal channels of the Chairman, the CEO, or Management (including the Group Chief Financial Officer (or equivalent)) has failed to provide a satisfactory resolution or when such contact is inappropriate or inadequate.

BOARD MEMBERSHIP

Principle 4: The Board has a formal and transparent process for the appointment and re-appointment of directors, taking into account the need for progressive renewal of the Board.

Provisions **Corporate Governance Practices of the Company****4.1 Role of NC**

The Board, in conjunction with the NC, reviews the composition of the Board and Board Committees annually, taking into account the performance and contribution of each individual director. Board composition is also evaluated to ensure diversity of skills, experience, gender and age are maintained within the Board and Board committees.

The principal functions of the NC stipulated in its terms of reference are summarised as follows:

- (a) Reviews and makes recommendations to the Board on relevant matters relating to:-
- all board appointments and the appointment of chief executive officer, chief operating officer, group chief financial officer, managing directors (including senior managing directors) and relevant senior management staff;
 - succession plans for directors, the Chairman and for key management personnel (including the CEO);
 - process and criteria for performance evaluation of the Board, Board Committees and directors;
 - board training and professional development programs; and
 - the change in the management organisation structure at or above departmental level.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions**Corporate Governance Practices of the Company**

- (b) Reviews the Board structure, size and composition and makes recommendations to the Board with regards to any adjustments that are deemed necessary;
- (c) Determines if a director is independent on an annual basis and as and when circumstances require;
- (d) Makes recommendations to the Board for the continuation (or not) in services of any Executive Director who has reached the age of sixty (60) or more, where appropriate;
- (e) Assesses the effectiveness of the Board and the academic and professional qualifications of each individual director; and
- (f) Reviews and recommends directors retiring by rotation for re-election at each AGM.

Summary of NC's activities in 2020

- Reviewed the Board's composition and size, Director's tenure, competencies and outside commitments, Board and Committee training, nomination of directors for re-election and the promotion of senior executive.
- Reviewed the major themes arising from the annual Board Committees and Board performance review process and considered whether any aspects of the Board's oversight framework could be strengthened.
- Reviewed the Director's independence criteria and assessment process.
- Reviewed a Director's disclosure letter to the Board.

4.2**Composition of NC**

The NC, regulated by a set of written terms of reference, comprises three members, all of whom, including the Chairman, are NEIDs. The lead independent director is a member of the NC. The names of the members of the NC are disclosed in Table 2.

4.3**Board renewal and succession planning**

The NC is responsible for identifying and recommending new board members to the Board, after considering the relevant and desirable competencies of the candidates which include: (i) academic and professional qualifications; (ii) industry experience; (iii) number of other directorships; (iv) relevant experience as a director; and (v) ability and adequacy in carrying out required tasks.

The NC leads the process for Board appointments/re-appointments and makes recommendations to the Board. The integrated process of appointment/re-appointment includes:

- (i) developing a framework on desired competencies and diversity of the Board;
- (ii) assessing current competencies and diversity of the Board;
- (iii) developing desired profiles of new directors;
- (iv) initiating search for new directors including external search, if necessary;
- (v) shortlisting and interviewing potential director candidates;
- (vi) recommending appointments and retirements to the Board; and
- (vii) re-election at general meeting.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions**Corporate Governance Practices of the Company**

In accordance with the Constitution, at each AGM, one-third of the Directors for the time being (or, if their number is not a multiple of three, the number nearest to but not less than one-third), selected in accordance with Article 95, shall retire from office by rotation (in addition to any Director retiring pursuant to Article 100). In addition, all directors, including Executive Directors, must submit themselves for re-nomination and re-appointment at least once every three years in accordance with Rule 720(5) of the SGX-ST Listing Rules (Mainboard).

All newly appointed directors will have to retire at the next AGM following their appointments. The retiring directors are eligible to offer themselves for re-election. The following directors will retire by rotation at the forthcoming AGM and have been re-nominated for re-election:

- i. Mr. Kenji Fukuyado (Retiring under Article 94)
- ii. Mr. Yukihiko Toda (Retiring under Article 94)
- iii. Mr. Chan Kam Loon (Retiring under Article 94)

The NC has recommended the nomination of the directors retiring by rotation for re-election at the forthcoming AGM. The Board has accepted the NC's recommendation and accordingly, the above-mentioned directors will be offering themselves for re-election at the forthcoming AGM.

The profile of all Board members is set out in the section entitled 'Board of Directors'. The date of the directors' initial appointment and last re-election and their directorships/principal commitments are disclosed in Table 3. Except as disclosed in Table 3, there were no other directorships or chairmanships held by the directors over the preceding three years in other listed companies.

4.4**Circumstances affecting Director's independence**

The NC determines the independence of each director annually, and as and when circumstances require, based on the definitions and guidelines of independence as set forth in Provision 2.1 above. The Board, after taking into consideration the views of the NC, is of the view that Mr. Lee Gee Aik, Mr. Chan Kam Loon and Ms Juliana Lee Kim Lian are independent. Please also refer to Provision 2.1 above for further information on the declaration of independence submitted by the independent directors to the NC for assessment and consideration.

4.5**Multiple listed company directorships and other principal commitments**

Where a director has multiple board representations, the NC also considers whether or not the director is able to and has adequately carried out his duties as a director of the Company. The NC is satisfied that sufficient time and attention are being given by the directors to the affairs of the Company, notwithstanding that some of the directors have multiple board representations. Please refer to Table 3 for further information on the directorships and principal commitments of each director.

The NC, with the concurrence of the Board, has decided not to fix a limit on the number of board representations of each director as it considers that the board representations presently held by its directors do not impede the performance of their duties to the Company. No alternate director has been appointed to the Board.

The NC also ensures that new directors are aware of their duties and obligations. Please also refer to Provision 1.2 above on the induction, training and development provided to new directors.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

BOARD PERFORMANCE

Principle 5: The Board undertakes a formal annual assessment of its effectiveness as a whole, and that of each of its board committees and individual directors.

Provisions**Corporate Governance Practices of the Company****5.1****Assessment of effectiveness of the Board and Board Committees and assessing the contribution by individual directors**

The Board has, through the NC, implemented an annual evaluation process to assess the effectiveness of the Board and the Board Committees as well as assessing the contributions by the Chairman and each individual director to the effectiveness of the Board. The NC is also responsible for recommending, for the Board's approval, how the Board's and Board Committees' performance as well as the performance of each individual director may be evaluated (including the objective performance criteria) and considers practical methods to assess the efficiency and effectiveness of the Board and Board Committees (as well as each individual director).

5.2

The NC has adopted a formal system of evaluating the Board, annually. A Board performance evaluation was carried out and the assessment parameters include evaluation of the Board's composition, size and diversity, Board processes and procedures, Board accountability, evaluation and succession planning. The annual evaluation exercise provides an opportunity to obtain constructive feedback from each director on whether the Board's procedures and processes had allowed him to discharge his duties effectively and to propose changes which may be made to enhance the Board effectiveness as a whole.

For the year under review, the NC assessed the efficiency and effectiveness of the Board Committees in assisting the Board based on the assessment criteria which include amongst others, the Board Committees' composition and size, sufficient expertise and useful recommendations in assisting the Board for better decision-making, the interaction among committee members, reporting to the Board and record of minutes.

For the year under review, there was also a self-appraisal to evaluate each director's performance and contribution. Self-appraisal forms were sent to the directors for completion and the results were reviewed by the NC and the Board. Factors which were taken into account include readiness to contribute at meetings of Board and Board Committees, contribution of effort such as preparedness, being informed and having sufficient knowledge of the Company's business, personal working relationships with fellow directors as well as the most pleasing and the least satisfactory aspect of individual director's performance. Additionally, the process to the re-nomination of Directors for the current year takes into account their attendances, commitment of time and contributions made at meetings of Board and Board Committees as well as general meetings.

No external facilitators were used in the assessment of the Board as a whole, its Board Committees and the individual directors.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

REMUNERATION MATTERS**Procedures for developing remuneration policies**

Principle 6: The Board has a formal and transparent procedure for developing policies on director and executive remuneration, and for fixing the remuneration packages of individual directors and key management personnel. No director is involved in deciding his or her own remuneration.

Provisions**Corporate Governance Practices of the Company****6.1****RC to recommend remuneration framework and packages**

The principal function of the RC is to ensure that a formal and transparent procedure is in place for fixing the remuneration framework for the Board and key management personnel of the Group.

Under its terms of reference, the RC is responsible for reviewing and recommending a remuneration framework for the Board and the Company's key management personnel. All remuneration matters are ultimately approved by the Board.

The functions of the RC include as follows:

- (a) to review periodically and recommend to the Board an appropriate framework of remuneration practices to attract, retain and motivate management staff to achieve increased performance and manage the Group successfully;
- (b) to review and recommend key management personnel's remuneration package and that of the Executive Directors;
- (c) to administer the Uni-Asia Group Performance Share Plan as further described in Provision 7.1 below; and
- (d) to review the Company's obligations arising in the event of termination of the Executive Directors and key management personnel's contracts of service, to ensure that such contracts of service contain fair and reasonable termination clauses which are not overly generous, if any.

The RC's considerations and recommendation for the fee framework of NEIDs had been made in consultation with the Chairman of the Board and had been endorsed by the entire Board, following which the recommendation is tabled for shareholders' approval at the Company's AGM. No member of the RC or the Board participated in the deliberation of his own remuneration.

6.2**Composition of RC**

The RC, regulated by a set of written terms of reference, comprises three members, all of whom are independent. The names of the members of the RC are disclosed in Table 2.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

6.3 **RC to consider and ensure all aspects of remuneration are fair**

The RC considers all aspects of remuneration, namely, director's fees, salaries, allowances, bonuses, share-based incentives and awards, other benefits-in-kind and termination terms, to ensure that they are fair. The remuneration packages of the Executive Directors and certain key management personnel are based on their respective service agreements. The service agreements of the Executive Directors are for a period of three years, and include a bonus sharing scheme that is performance related to align their interests with those of shareholders. There are no onerous compensation commitments on the part of the Company in the event of an early termination of the service of the Executive Directors.

6.4 **Expert advice on remuneration**

No independent consultant is engaged for advising on the remuneration of all directors and key management personnel. In its deliberations on remuneration matters, the RC takes into consideration industry practices and norms in compensation in addition to the Group's relative performance to the industries it operates in as well as the employment conditions within those industries and the performance of the individuals. In consultation with the Executive Chairman, the RC's recommendation on the inclusion of contractual provision in the respective service agreements of the Executive Directors for the Company to reclaim incentive components in certain exceptional circumstances has been accepted.

Summary of RC's activities in 2020

- Reviewed the remuneration level for Executive Chairman, Chief Executive Officer and Executive Directors.
- Reviewed the remuneration level for Independent Non-Executive Directors.
- Agreed with the remuneration packages for the senior executives.
- Reviewed the criteria for the grant of share awards under the Uni-Asia Group Performance Share Plan.
- Reviewed the service agreement of Executive Directors and updated certain terms.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

LEVEL AND MIX OF REMUNERATION

Principle 7: The level and structure of remuneration of the Board and key management personnel are appropriate and proportionate to the sustained performance and value creation of the company, taking into account the strategic objectives of the company.

Provisions Corporate Governance Practices of the Company

7.1 & 7.3 **REMUNERATION POLICY IN RESPECT OF EXECUTIVE DIRECTORS AND OTHER KEY MANAGEMENT PERSONNEL**

Remuneration of Executive Directors and key management personnel are appropriately structured to link rewards to performance

The remuneration of the Company's directors and key management personnel has been formulated to attract, retain and motivate individuals the Group relies on to provide good stewardship to the Company, achieve its business strategy and create long-term value for its shareholders. The RC believes that fair performance-related pay should motivate good corporate and individual performance and that rewards should be closely linked to and commensurate with it. The remuneration packages of key management personnel as well as the Executive Directors include an appropriate variable bonus component which is performance-related, and also performance shares which have been designed to align their interests with those of the shareholders. The proportion of the variable bonus component as compared to the overall remuneration package of the key management personnel and the Executive Directors (and whether it amounts to a significant proportion) is a function of whether the performance targets are met or exceeded.

The Chairman is consulted by the RC on matters relating to the other Executive Directors and key management personnel who report to him on matters relating to the performance of the Company. He duly abstained from participation in discussions and decisions on his own remuneration.

From time to time where appropriate and at the renewal of the service agreements, the RC reviews the service contracts of the Company's Executive Directors and key management personnel. The compensation commitments in service contracts are reviewed periodically and notice periods for termination are also reviewed to ensure that they are not excessively long. The Company has entered into separate service agreements with the Executive Directors.

SHARE INCENTIVE SCHEME

The Company has a share incentive scheme known as the Uni-Asia Group Performance Share Plan (the "PSP"). The Company had, pursuant to an ordinary resolution on 24 March 2017, approved and adopted the PSP. The adoption of the PSP was also approved at an extraordinary general meeting of Uni-Asia Holdings Limited held on 28 April 2017.

The PSP is administered by the PSP Committee (a sub-committee of the RC), which shall comprise the following directors of the Company (including directors who may be participants of the PSP):

- Ms. Juliana Lee Kim Lian;
- Mr. Lee Gee Aik;
- Mr. Chan Kam Loon;
- Mr. Michio Tanamoto; and
- Mr. Masahiro Iwabuchi.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

No share awards were granted under the PSP in FY2020. Further details of the PSP are set out below:

The PSP will increase the Company's flexibility and effectiveness in its continuing efforts to reward, retain and motivate employees of the Group to achieve increased performance. The PSP will also further strengthen the Company's competitiveness in attracting and retaining superior local and foreign talent.

Any employee of the Group shall be eligible to participate in the PSP. Controlling shareholders (as defined in the Listing Manual of the SGX-ST (the "**Listing Manual**")) of the Company or associates (as defined in the Listing Manual) of such controlling shareholders are not eligible to participate in the PSP.

The number of shares which are the subject of each award to be granted to a participant in accordance with the PSP ("**PSP Shares**") shall be determined at the absolute discretion of the PSP Committee, which shall take into account such criteria as it considers fit, including (but not limited to) his rank, job performance, years of service and potential for future development, his contribution to the success and development of the Group and the extent of effort and difficulty with which the performance condition(s) may be achieved within the performance period.

Awards granted under the PSP are principally performance-based with performance targets to be set over a performance period and may vary from one performance period to another performance period and from one grant to another grant. Performance targets set by the PSP Committee are intended to be based on the overall performance of the Group and may include corporate objectives covering business growth, growth of recurrent income and productivity growth. Such performance targets and performance periods will be set according to the specific roles of each participant, and may differ from participant to participant. The performance targets are stretched targets aimed at sustaining long term growth.

The release of PSP shares is at the discretion of the PSP Committee. PSP shares will be released to participants after the PSP Committee has reviewed performance and the extent to which targets have been met. Release to individual participants is conditional on the maintenance of their own personal performance as determined by the PSP Committee.

The Company will deliver shares to participants upon vesting of their awards by way of either (i) an allotment of shares; or (ii) a transfer of shares (which may include shares held by the Company as treasury shares). In determining whether to allot shares to participants upon vesting of their awards, the Company will take into account factors such as (but not limited to) the number of shares to be delivered, the prevailing market price of the shares and the cost to the Company of allotting new shares or transferring existing shares.

The total number of shares over which the PSP Committee may grant new awards on any date, when added to:

- (1) the total number of new shares allotted and issued and/or to be allotted and issued and issued shares (including treasury shares) delivered and/or to be delivered, pursuant to awards already granted under the PSP;
- (2) the total number of shares subject to any other share option or share schemes of the Company; and

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

- (3) the total number of new ordinary shares of Uni-Asia Holdings Limited allotted and issued and issued ordinary shares of Uni-Asia Holdings Limited (including treasury shares) delivered, pursuant to awards already granted under the Uni-Asia Performance Share Plan, shall not exceed 15% of the total number of issued shares (excluding shares held by the Company as treasury shares) on the date preceding the date of the relevant new award.

The PSP shall continue to be in force at the discretion of the PSP Committee until 28 April 2025 (being the maximum term under the Uni-Asia Performance Share Plan), provided always that the PSP may continue beyond the above stipulated period with the approval of the Company's shareholders by ordinary resolution in general meeting and of any relevant authorities which may then be required.

The PSP is considered a share-based payment that falls under IFRS 2 where participants will receive shares and the awards would be accounted for as equity-settled share-based transactions.

7.2**POLICY IN RESPECT OF NON-EXECUTIVE DIRECTORS' REMUNERATION****Remuneration of Non-Executive Directors dependent on contribution, effort, time spent and responsibilities**

In reviewing the recommendation for independent non-executive directors' remuneration for FY2020, the RC had continued to adopt a framework of base fees for serving on the Board and Board Committees, as well as fees for chairing Board Committees. The fees take into consideration the level of contribution of each Board member, including their responsibilities and the amount of time and effort that each Board member may be required to devote to their role.

	S\$
Base fee of Directors	50,000
AC Chairman	15,000
AC Member	10,000
NC/RC Chairman	5,000
NC/RC Member	2,500
Lead Independent Director	2,500

Fees for independent non-executive directors are subject to the approval of shareholders at the AGM. Executive Directors and representative/nominee directors appointed by substantial shareholders to represent them on the Board of the Company do not receive directors' fees.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

DISCLOSURE OF REMUNERATION

Principle 8: The company is transparent on its remuneration policies, level and mix of remuneration, the procedure for setting remuneration, and the relationships between remuneration, performance and value creation.

<u>Provisions</u>	<u>Corporate Governance Practices of the Company</u>
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8.1	LEVEL AND MIX OF REMUNERATION OF DIRECTORS AND KEY MANAGEMENT PERSONNEL (WHO ARE NOT ALSO DIRECTORS OR THE CEO) FOR THE YEAR ENDED 31 DECEMBER 2020.
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Remuneration disclosures of Directors and key management personnel; Details of employee share schemes

The actual remuneration of each director, the CEO and the top five key management personnel has been disclosed in the respective bands. The Company discloses the actual remuneration paid to each director and the CEO using a narrow band of S\$100,000 to improve transparency.

The compensation structure for the key management personnel (who are not directors or the CEO), of the Company and the Group subsidiaries consists of three key components – fixed salary, variable incentive (performance bonus) and benefits-in-kind (housing benefits).

Table 4 and Table 4A set out the breakdown of the remuneration of the directors (including the CEO) and the top five key management personnel (who are not directors or the CEO), respectively, as well as the total remuneration paid to these key management personnel in aggregate, for FY2020.

Regarding the Code's recommendation to fully disclose the remuneration of directors and the CEO, given the confidentiality of and commercial sensitivity attached to remuneration matters, the Company believes that disclosing remuneration in the respective bands and disclosing in aggregate the total remuneration paid to the directors and the CEO provide sufficient overview of the remuneration of directors and the CEO.

Please also refer to Provisions 7.1 and 7.2 above for further details on the Company's policy and criteria for setting remuneration.

8.2	REMUNERATION OF EMPLOYEES WHO ARE SUBSTANTIAL SHAREHOLDERS OF THE COMPANY, OR ARE IMMEDIATE FAMILY MEMBERS OF A DIRECTOR, THE CEO OR A SUBSTANTIAL SHAREHOLDER OF THE COMPANY
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Remuneration disclosures of related employees

There are no substantial shareholders of the Company, or immediate family member (defined in the Listing Manual as the spouse, child, adopted child, step-child, brother, sister and parent) of a director, the CEO or a substantial shareholder, in the employment of the Company whose annual remuneration exceeded S\$100,000 during FY2020.

8.3	All forms of remuneration and other payments and benefits to directors and key management personnel of the Group are disclosed in Table 4 and Table 4A. The Company has a share incentive scheme known as the "Uni-Asia Group Performance Share Plan". Further details of the PSP, including the key terms of the PSP, are set out above under "Share Incentive Scheme".
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CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

ACCOUNTABILITY AND AUDIT**Risk Management and Internal Controls**

Principle 9: The Board is responsible for the governance of risk and ensures that Management maintains a sound system of risk management and internal controls, to safeguard the interests of the company and its shareholders.

<u>Provisions</u>	<u>Corporate Governance Practices of the Company</u>
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9.1	Board determines the nature and extent of risks
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The Group's system of internal controls is designed to manage rather than eliminate the risk of failure to achieve business objectives. It can only provide reasonable and not absolute assurance against material misstatement or loss. During the year, the AC, on behalf of the Board and through the assistance of internal and external auditors, had reviewed the effectiveness of the Group's internal control systems as well as its financial, operational, compliance and information technology controls, and risk management systems. The process used by the AC to monitor and review the effectiveness of the system of internal controls and risk management includes:-

- (i) discussions with management on risks identified by management;
- (ii) the audit processes;
- (iii) the review of internal and external audit plans; and
- (iv) the review of significant issues arising from internal and external audits.

The Group had engaged external consultants from KPMG Services Pte Ltd in 2012 to set up an Enterprise Risk Management ("ERM") Framework (the "ERM Framework"), which governs the risk management process in the Group. Through this framework, risk capabilities and competencies would be continuously enhanced. The ERM Framework also enables the identification, prioritisation, assessment, management and monitoring of key risks to the Group's business. The risk management process in place covers, *inter alia*, financial, operational, compliance and information technology risks faced by the Group. The key risks of the Group are deliberated by the Management and reported to the AC. The AC periodically reviews the ERM Framework with Management to ensure it remains adequate, effective and relevant vis-a-vis evolving internal and external environment in which the Group operates.

Complementing the ERM framework is a Group-wide system of internal controls, which includes a code of conduct and ethics, documented policies and procedures, proper segregation of duties, approval procedures and authorities, as well as checks-and-balances built into the business processes.

To ensure that internal controls and risk management processes are adequate and effective, the AC is assisted by various independent professional service providers. External auditors provide reasonable assurance on the true and fair presentation of the Group's financial statements. Internal auditors (both outsourced and in-house) provide assurance that controls over the key risks of the Group are adequate and effective.

The Board is responsible for ensuring that management maintains a sound system of internal controls to safeguard shareholders' investment and the Group's assets. For FY2020, based on (i) the Group's framework of management controls, (ii) the internal control policies and procedures established and maintained by the Group as well as (iii) the regular audits, monitoring and reviews performed by the internal and external auditors, the Board, with the concurrence of the AC, is of the opinion that the systems of internal controls (including the financial, operational, compliance and information technology controls) and risk management within the Group that has been maintained by the Group's management and that was in place throughout the financial year are adequate and effective.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

The Board acknowledges that it is responsible for the overall internal control framework, but recognises that no cost effective internal control system will preclude all errors and irregularities, as a system is designed to manage rather than eliminate the risk of failure to achieve business objectives, and can provide only reasonable and not absolute assurance against material misstatement or loss, due to errors, fraud or irregularities.

Any material non-compliance and internal control weaknesses noted during the internal audit and the recommendations thereof are reported to the AC as part of the review of the Group's internal control system. No material internal control weaknesses were identified during the financial year.

The Company has not put in place a Risk Management Committee. However, the Management has in place a financial risk management policy and regularly reviews the Company's business and operational activities to identify areas of significant business risks as well as appropriate measures to control and mitigate these risks. Management reviews all significant control policies and procedures and highlights all significant matters to the directors and AC. The Board determines the nature and extent of the significant risks which the Company is willing to take in achieving its strategic objectives and value creation. Details of the Group's risk management policy are set out in Note 33 "Financial risk management" of the Notes to the Consolidated Financial Statements.

9.2 Assurance from CEO, CFO and other key management personnel

The Board has received assurance from (a) the CEO and the Group CFO that the financial records of the Company have been properly maintained and the financial statements give a true and fair view of the Company's operations and finances; and (b) the CEO and other key management personnel who are responsible, regarding the adequacy and effectiveness of the Company's risk management and internal control systems.

AUDIT COMMITTEE

Principle 10: The Board has an Audit Committee ("AC") which discharges its duties objectively.

Provisions Corporate Governance Practices of the Company**10.1 Duties of AC**

The AC performs the following functions:

- (a) reviews the annual and quarterly financial statements of the Company and the Group before submission to the Board for adoption (including the significant financial reporting issues and judgements so as to ensure the integrity of the financial statements and any announcements relating to the Company and the Group's financial performance);
- (b) reviews with the internal and external auditors, their audit plans and audit reports;
- (c) reviews the cooperation given by the Company's officers to the external auditors;
- (d) reviews the adequacy, effectiveness, independence, scope and results of the external audit and the Company's internal audit function;

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

- (e) reviews at least annually the adequacy and effective of the Company's internal controls and risk management systems;
- (f) reviews the assurance from the CEO and the Group CFO on the financial records and financial statements;
- (g) reviews interested person transactions and transactions falling within the scope of Chapter 10 of the Listing Manual;
- (h) nominates and reviews the appointment or re-appointment of external auditors;
- (i) make recommendations to the Board on the remuneration and terms of engagement of external auditors;
- (j) reviews the independence of the external auditors annually;
- (k) reviews the policy and arrangements for concerns about possible improprieties in financial reporting or other matters to be safely raised, independently investigated and appropriately followed up on;
- (l) undertakes such other reviews and projects as may be requested by the Board and report to the Board its findings from time to time on matters arising and requiring the attention of the AC; and
- (m) undertakes such other functions and duties as may be required by statute or the Listing Manual and by such amendments made thereto from time to time.

Apart from the above functions, the AC will commission and review the findings of internal investigations into matters where there is suspicion of fraud or irregularity, or failure of internal controls or infringement of any Singapore law or regulation or rules of the SGX-ST or any other regulatory authority in Singapore which has or is likely to have a material impact on the operating results and/or financial position.

In the event that a member of the AC is interested in any matter being considered by the AC, he will abstain from reviewing that particular transaction or voting on that particular resolution.

In performing its functions, the AC:

- (i) has met with the internal and external auditors, without the presence of management, at least once a year;
- (ii) has explicit authority to investigate any matter within its terms of reference;
- (iii) has had full access to and cooperation from Management and has full discretion to invite any director and executive officer to attend its meetings; and
- (iv) has been given reasonable resources to enable it to discharge its functions properly.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions**Corporate Governance Practices of the Company**

The executive Management of the Company (including but not limited to the Executive Directors and Group CFO) attends all meetings of the AC on invitation.

The AC reviews annually the non-audit services provided by external auditors and determines whether the provision of such services affects their independence. The breakdown of fees (audit and non-audit services) paid to auditors are set out in Note 24 "Other expenses" of the Notes to the Consolidated Financial Statements.

Having reviewed the nature and extent of non-audit services rendered by the external auditors to the Company for the year ended 31 December 2020, the AC is of the opinion that the nature and extent of such services will not prejudice the independence and objectivity of the external auditors.

Furthermore, in recommending the re-appointment of the auditors, the AC considered and reviewed various factors including the adequacy of resources, the experience of the auditing firm and the audit engagement partner, the firm's other audit engagements, the number and experience of supervisory and professional staff to be assigned to the audit, the size and complexity of the Group and its businesses and operations. After due consideration, the AC has recommended the re-appointment of Ernst & Young LLP as external auditors at the AGM of the Company.

The auditors, Ernst & Young LLP, have indicated their willingness to accept reappointment.

The Company's Whistle-Blowing programme serves to encourage and to provide a channel for staff of the Group and any other persons to report and raise, in good faith and in confidence, their concerns about possible improprieties in matters of financial reporting or other matters. To facilitate independent investigation of such matters and appropriate follow up actions, all whistle-blowing reports are directed to the AC via a dedicated email address. The Whistle-Blowing programme is communicated to all staff.

Summary of AC's activities in 2020

- (i) reviewed the financial statements of the Company and the Group before the announcement of half-year and full-year results, as well as quarterly corporate updates;
- (ii) together with the CEO and Group CFO and where applicable, the external auditors, reviewed the key areas of Management's judgement applied for adequate provisioning and disclosure, critical accounting policies and any significant changes made that would have a material impact on the financials;
- (iii) reviewed the scope and results of the external audit, the independence and objectivity of the external auditors of the Group, and in this regard, also reviewed the nature and extent of any non-audit services provided by the external auditors;
- (iv) reviewed the independence and objectivity of the internal and external auditors through discussions with the internal and external auditors;

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions**Corporate Governance Practices of the Company**

- (v) reviewed the appointment of different auditors for its subsidiaries;
- (vi) reviewed the accounting, auditing and financial reporting matters so as to ensure that an effective system of control is maintained in the Group;
- (vii) assessed the role and effectiveness of the internal audit function in the overall context of the Group's internal controls and risk management systems, and considered the results of their review and evaluation of the Group's internal controls;
- (viii) reviewed interested party transactions;
- (ix) reviewed with the CEO, Group CFO and external auditors on the changes to accounting standards and issues which are relevant to the Group and have a direct impact on the Group's financial statements; and
- (x) reviewed the balance sheet of the Company and the consolidated financial statements of the Group for the financial year ended 31 December 2020 as well as the Independent Auditors' Report thereon before submitting them to the Board for its approval.

Financial Reporting Matters

In the review of the balance sheet of the Company and the consolidated financial statements of the Group, the AC discussed with management the accounting principles that were applied and also considered the appropriateness of the critical accounting estimates and judgements made in the preparation of the financial statements. The following significant matters impacting the financial statements were discussed with management and the external auditor and were reviewed by the AC:

Matters Considered	Action
i. Assessment of impairment of vessels held as property, plant and equipment.	The AC met with management to consider the approach and methodology adopted for the valuation models used for impairment assessment and fair valuation of investments including the reasonableness of cash flow forecasts and discount rates used in the valuation models. The AC also discussed with the external auditors their review of the reasonableness and relevance of methodology and assumptions used in valuation models. The above procedures provided the AC with reasonable assurance on the approach and conclusion drawn by management on these matters. Impairment of vessels held as property, plant and equipment and fair valuation of unlisted investments were also areas of focus for the external auditor. The external auditor has included these items as key audit matters in its audit report for the financial year ended 31 December 2020.
ii. Fair valuation of unlisted investments (for both ships and properties).	

Following the review and discussions, the AC recommended to the Board to approve the financial statements for FY2020.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions**Corporate Governance Practices of the Company****Rule 1207(6) and Rules 712 and 715 and/or Rule 716 of the SGX-ST Listing Manual**

The Board and AC have reviewed the appointment of different auditors for some of its subsidiaries and significant associated companies and were satisfied that such appointment would not compromise the standard and effectiveness of the audit of the Group and that Rule 716 of the Listing Manual has been complied with. Refer to Note 30 "Investment in subsidiary" of the Notes to the Consolidated Financial Statements for the subsidiaries audited by different auditors.

In appointing the audit firms for the Company, its subsidiaries and significant associated companies, the AC and the Board are satisfied that the Group has complied with Listing Rules 712, 715 and 716.

10.2**Composition of AC**

The AC, regulated by a set of written terms of reference, comprises three members all of whom are non-executive independent directors. The names of the members of the AC are disclosed in Table 2. The AC has two members namely, Mr. Lee Gee Aik (being the AC Chairman) and Mr. Chan Kam Loon, who have recent and relevant accounting or related financial management expertise or experience.

10.3**AC does not comprise former partners or directors of the Company's auditing firm**

None of the AC members were previous partners or directors of the Company's existing auditing firm or auditing corporation within a period of two years commencing on the date of their ceasing to be a partner of the auditing firm or director of the auditing corporation and none of the AC members hold any financial interest in the auditing firm or auditing corporation.

10.4**Primary reporting line of the internal audit function is to AC; Internal audit function has unfettered access to Company's documents, records, properties and personnel.**

The Group has outsourced its internal audit function to external audit professionals, RSM Consulting (Hong Kong) Limited. In addition, each of Uni-Asia Capital (Japan) Ltd ("**UACJ**") and Uni-Asia Investments Ltd ("**UAI**"), the Company's subsidiaries in Japan, has an internal auditor performing the internal audit role in accordance with Japan's regulatory requirements, where applicable. The AC has initiated steps to undertake a high level review of the internal audit process in UACJ and UAI. Both external audit professionals and internal auditor of Japan report directly to the AC. In this regard, the Company does not separately have a head of internal audit function to whom the internal auditor of Japan reports. The AC reviews and approves the annual audit plan and resources to ensure that the internal auditors have the necessary resources to adequately perform their duties. The AC also decides on the appointment, termination and remuneration of the external audit professionals.

The AC has reviewed the adequacy and effectiveness of the internal audit function and is satisfied that the internal audit function is independent, effective and adequately resourced, has unfettered access to all the Group's documents, records, properties and personnel, including the AC, and has appropriate standing within the Company. The AC is satisfied that the internal audit function is staffed by suitably qualified and experienced professionals.

The internal auditor plans its internal audit schedules in consultation with the AC. The audit plan is submitted to the AC for approval prior to the commencement of the internal audit work. In addition, the internal auditor may be involved in ad-hoc projects initiated by the Management in consultation with the AC which require the assurance of the internal auditor in specific areas of concerns. The AC reviews the activities of the internal auditors on a regular basis, including overseeing and monitoring the implementation of the improvements required on internal control weaknesses identified.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions**Corporate Governance Practices of the Company**

The internal auditors conducted an annual review of the effectiveness of the Group's risk management and key internal control systems, including financial, operational, compliance and information technology controls, and risk management. Any material non-compliance or lapses in internal controls, together with recommendation for improvement, are reported to the AC. A copy of the report is also issued to the relevant department for its follow-up action. The timely and proper implementation of the required corrective, preventive or improvement measures are closely monitored.

10.5**AC meets with the auditors without the presence of Management annually**

Annually, the AC meets (physically or via teleconference) separately with the internal and external auditors without the presence of Management.

SHAREHOLDER RIGHTS AND ENGAGEMENT**Shareholder Rights and Conduct of General Meetings**

Principle 11: The company treats all shareholders fairly and equitably in order to enable them to exercise shareholders' rights and have the opportunity to communicate their views on matters affecting the company. The company gives shareholders a balanced and understandable assessment of its performance, position and prospects.

Provisions**Corporate Governance Practices of the Company****11.1****Company provides shareholders with the opportunity to participate effectively and vote at general meetings**

Management supported the Code's principle to encourage shareholder participation. Shareholders are encouraged to attend the AGM to ensure a high level of accountability and to stay informed of the Company's strategy and goals. Notice of the general meeting is despatched to shareholders, together with explanatory notes or a circular on items of special business (if necessary), at least 14 days or 21 days, as the case may be, before the general meeting. The Board welcomes questions from shareholders who have an opportunity to raise issues either informally or formally before or at the general meeting.

In general meetings, shareholders are given the opportunity to communicate their views and direct questions to Directors and Management regarding the Company. The Chairpersons of Board Committees are present at the AGM and other general meetings of shareholders, to assist the Board in addressing shareholders' questions.

At every AGM, the Company is likely to present a review on the Group's financial results and its business outlook to shareholders. Shareholders have the opportunity to participate effectively and to vote in the AGM either in person or by proxy. Shareholders are also informed of the rules, including the voting procedures that govern general meetings.

The Board views the AGM as the principal forum for dialogue with shareholders, being an opportunity for shareholders to raise issues pertaining to the proposed resolutions and/or ask the directors or the Management questions regarding the Company and its operations.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions **Corporate Governance Practices of the Company**

In accordance with Rule 730A(2) of the Listing Manual and to have greater transparency in the voting process, the Company has conducted the voting of all its resolutions by poll at all of its general meetings. The detailed voting results of each of the resolutions tabled are announced on the same day after the meetings. The total numbers of votes cast for or against the resolutions are also announced after the meetings via SGXNET.

In view of the current COVID-19 situation, the Annual Report, Notice of AGM and Proxy form will be made available to shareholders solely by electronic means via publication on SGXNET and our corporate website (www.uni-asia.com). Our coming AGM will be held by way of electronic means. Shareholders may submit questions in advance of the AGM and appoint the Chairman of the Meeting as proxy to attend, speak and vote on their behalf at the AGM.

11.2 **Separate resolution on each substantially separate issue**

Resolutions to be passed at general meetings are always separate and distinct in terms of issue and are consistent with the Code's recommendation that companies avoid 'bundling' resolutions unless the resolutions are interdependent and linked so as to form one significant proposal.

11.3 **All Directors attend general meetings**

All directors will be in attendance at the Company's AGM to address shareholders' questions relating to the work of the Board and Board Committees.

The Company's external auditors, Ernst & Young LLP, have also been invited to attend the AGM and will be available to assist the directors in addressing any relevant queries by the shareholders relating to the conduct of the audit and the preparation and content of the auditors' report.

All directors attended the Company's last AGM in FY2020 via electronic means on 4 June 2020.

11.4 **No proviso in Company's Constitution for absentia voting of shareholders**

Under the Company's Constitution and pursuant to the Companies Act, Chapter 50 of Singapore (the "Companies Act"), a relevant intermediary (as defined in the Companies Act) may appoint more than two proxies to attend AGMs and any other general meeting. A registered shareholder who is not a relevant intermediary may appoint up to two proxies. The Company is not implementing absentia voting methods such as voting via mail, e-mail or fax until security, integrity and other issues are satisfactorily resolved. Accordingly, the Company's Constitution does not currently expressly provide for such absentia voting methods at general meetings of shareholders.

11.5 **Minutes of general meeting are published on the Company's corporate website**

Questions, comments received from shareholders and responses from the Board and Management were recorded in the minutes of general meetings.

In view of the requirements of COVID-19 (Temporary Measures) (Alternative Arrangements For Meetings For Companies') Order 2020, the Company had published the minutes of its 2020 Annual General Meeting on SGXNET and the Company's website within one month after the date of the meeting.

11.6 **Dividend policy**

The Company's dividend policy seeks to balance dividend return to shareholders with the need for long-term sustainable growth whilst aiming for an efficient capital structure.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions **Corporate Governance Practices of the Company**

When deciding on dividend to be paid, the Board takes into account the Company's earnings, the Group's financial position, capital expenditure requirements, future expansion and investment plans and other relevant factors as may be determined by the Board.

On 8 April 2019, the Board announced a dividend payout of 40% of the Group's FY2020 profits in view of the then market conditions and business prospects. The Group's performance in FY2020 were however adversely affected by the COVID-19 pandemic and the Group recorded \$7.5 million loss for FY2020, after factoring in impairment and fair valuation losses due to the pandemic. That notwithstanding, a final one-tier tax-exempt dividend of S\$0.01 per share has been proposed for FY2020.

ENGAGEMENT WITH SHAREHOLDERS

Principle 12: The company communicates regularly with its shareholders and facilitates the participation of shareholders during general meetings and other dialogues to allow shareholders to communicate their views on various matters affecting the company.

Provisions **Corporate Governance Practices of the Company****12.1** **Company provides avenues for communication between the Board and shareholders**

The Company is committed to regular and timely communication with shareholders as part of the organisation's development to build systems and procedures that will enable the Group to compete internationally. The Company places great emphasis on investor relations and strives to maintain a high standard of transparency and to promote better investor communications. It aims to provide investors with clear, balanced and useful information, on a timely basis, about the Group's performance, financial position and prospects.

The Board views the AGM as the principal forum for dialogue with shareholders, being an opportunity for shareholders to raise issues pertaining to the proposed resolutions and/or ask the directors or the Management questions regarding the Company and its operations.

12.2 **Company has in place an investor relations policy and the policy sets out mechanism of communication between the shareholders and the Company**

The Company has put in place an investor relations ("IR") policy to promote regular and proactive communication with its shareholders. The Company keeps its website updated and maintains dedicated IR section for shareholders' convenience. All the announcements disclosed through SGXNET are also posted on the Company's website.

The Company conducts briefings regularly for the media, analysts, brokers and fund managers, with the presence of key management personnel.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

Briefings for investors are held in conjunction with the release of the Company's quarterly corporate updates, semi-annual results and full year results, with the presence of the Executive Chairman, CEO, Group CFO, the Executive Directors and/or the key management personnel to answer the relevant questions which the investors may have.

In addition, the Company has appointed a professional investor relations firm to promote effective and fair communication with shareholders. Any questions from shareholders could either be raised to the investor relations firm or the Company to be addressed by the Executive Chairman, CEO, Group CFO and/or Management.

12.3 It is the Board's policy that shareholders be informed of all major developments within the Group. Price-sensitive information and results are released to the public through SGXNET on a timely basis in accordance with the requirements of the SGX-ST. The Company does not practice selective disclosure.

The steps taken to solicit and understand the views of shareholders are disclosed under "Investor Relations" on Page 34 of this annual report. In particular, shareholders could contact the Company's investor relations officers directly with questions and the Company may respond to such questions through such officers. The contact details of such officers are also set out under "Investor Relations".

MANAGING STAKEHOLDERS RELATIONSHIPS

Engagement with Stakeholders

Principle 13: The Board adopts an inclusive approach by considering and balancing the needs and interests of material stakeholders, as part of its overall responsibility to ensure that the best interests of the company are served.

Provisions Corporate Governance Practices of the Company

13.1 **Engagement with material stakeholder groups**

The Company has appropriate channels in place to identify and engage with its key stakeholder groups. The Company recognises the importance of understanding the Group's businesses and regular interactions with key stakeholders to determine material issues for the Group's businesses.

The Company embarked on a stakeholder engagement exercise with clients, suppliers, governments and the community in FY2020 for its sustainability reporting. The objective was to validate the group's materiality issues and align our sustainability goals with those of our stakeholders in order to prioritise resources for various sustainability programs. Feedback from all stakeholder groups was solicited through open dialogues on a regular basis. Internal stakeholder workshops for account-drivers and overseas markets were also organised to gather more in-depth views to enhance the Company's sustainability reporting.

13.2 The strategy and key areas of focus in relation to the management of stakeholder relationships are disclosed under "Stakeholder Engagement" of the FY2020 Sustainability Report.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions Corporate Governance Practices of the Company

13.3 **Corporate website to engage stakeholders**

The Company provides timely and informative updates relating to company announcements, quarterly corporate updates, half-yearly financial results announcements, news releases and corporate presentations on its corporate website. Moving forward, the Company will include more details on its management of stakeholder relationships during the reporting period, including best practices for compliance.

DEALING IN SECURITIES

Rule 1207(19) of the SGX-ST Listing Manual The Company has adopted an internal policy to govern the conduct of securities transactions by its directors and employees. All directors and officers of the Company and its subsidiaries who have access to price sensitive information are required to refrain from dealing in the Company's securities at all times as provided under the provisions of the Securities and Futures Act, Chapter 289 of Singapore.

The directors and officers have been informed not to deal in the Company's shares whilst in possession of price sensitive information one month before the announcement of the company's half year or and full year financial statements (not required to announce quarterly financial statements). The directors and officers are also discouraged from dealing in the Company's securities on short-term considerations.

The directors and officers are required to observe insider trading provisions under the Securities and Futures Act, Chapter 289 of Singapore, at all times even when dealing in the Company's securities within the permitted periods. Directors of the Company are required to report all dealings to the Company Secretary.

MATERIAL CONTRACTS

Rule 1207(8) of the SGX-ST Listing Manual Save for the Service Agreements entered into with the Executive Directors, which are still subsisting as at the end of FY2020, there are no material contracts involving the interests of the CEO, the directors or controlling shareholders entered into by the Group which are still subsisting as at the end of the financial year or entered into during the financial year.

SUSTAINABILITY REPORTING

Rule 711A - 711B of the SGX-ST Listing Rules The Group is committed to good corporate citizenship and sustainable business practices. We believe in creating shared value and improving the impact of our businesses on society and the environment. We will be releasing our Sustainability Report for year 2020 which will reflect the Group's performance on sustainability across business segments in significant locations of operations. Similar to previous year, our 2020 Sustainability Report is prepared in accordance with the Global Reporting Initiative ("GRI") Standards ("**Sustainability Reporting Framework**"), and is in line with the SGX-ST requirements on sustainability reporting. The Group has reviewed the previous year's material Environmental, Social and Governance ("**ESG**") factors based on business operations and understanding of stakeholder concerns and will continue with ESG factors identified in the previous year. The Group believes that adopting and considering sustainability in strategy formulation will help to improve performance and achieve sustainable growth in the changing business environment. Our Sustainability Report 2020 includes the Group's performance and targets on each material ESG factor. We hope our stakeholders find our Sustainability Report informative. We look forward to receiving valuable feedback from our stakeholders to make continued progress in this area.

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

Provisions**Corporate Governance Practices of the Company****Rule 1207(17)
of the SGX-ST
Listing
Manual****INTERESTED PERSON TRANSACTIONS**

The Company has established procedures to ensure that all transactions with interested persons are reported in a timely manner to the AC, and that transactions are conducted on an arm's length basis, on normal commercial terms and are not prejudicial to the interests of the Company and its minority shareholders. All interested person transactions are subject to review by the AC.

The aggregate value of the interested person transactions entered into during the financial year under review is as follows:-

Interested Person: The Company's controlling shareholder, Yamasa Co., Ltd (and its associates):-

Aggregate value of all interested person transactions during the financial year under review (excluding transactions conducted under shareholders' mandate pursuant to Rule 920)		Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)	
Nature	Amount USD'000	Nature	Amount USD'000
Equity contribution and shareholders' loan to joint investment companies where Yamasa Co., Ltd holds 50% or more stake	11,115.6	Administration fee income	791.5
		Brokerage fee income	487.1
		Commercial management fee income	854.7
		Technical consultancy fee income	12.5
		Property management fee	105.4
Total	11,115.6	Total	2,251.2

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

TABLE 1 – ATTENDANCE AT BOARD AND BOARD COMMITTEE MEETINGS AND AGM FOR FY2020

	BOARD		AUDIT		REMUNERATION		NOMINATING		AGM		Attendance	
	No. of Meetings	No. of Meetings Attended	No. of Meetings	No. of Meetings Attended	No. of Meetings	No. of Meetings Attended	No. of Meetings	No. of Meetings Attended	Attended	Total	%	
Michio Tanamoto	4	4	4	4	1	1	1	1	1	11/11	100%	
Masahiro Iwabuchi	4	4	4	4	1	1	1	1	1	11/11	100%	
Kenji Fukuyado	4	4	4	4	1	1	1	1	1	11/11	100%	
Yukihiko Toda	4	4	4	4	1	1	1	1	1	11/11	100%	
Lee Gee Aik	4	4	4	4	1	1	1	1	1	11/11	100%	
Chan Kam Loon	4	4	4	4	1	1	1	1	1	11/11	100%	
Juliana Lee Kim Lian	4	4	4	4	1	1	1	1	1	11/11	100%	

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

TABLE 2 – BOARD AND BOARD COMMITTEES

Name of Director	Board Membership	Audit Committee	Nominating Committee	Remuneration Committee
Michio Tanamoto	Executive Chairman/Non-independent	–	–	–
Kenji Fukuyado	Executive/Non-independent	–	–	–
Masahiro Iwabuchi	Executive/Non-independent	–	–	–
Yukihiro Toda	Executive/Non-independent	–	–	–
Lee Gee Aik	Non-Executive/Lead Independent	Chairman	Member	Member
Chan Kam Loon	Non-Executive/Independent	Member	Chairman	Member
Juliana Lee Kim Lian	Non-Executive/Independent	Member	Member	Chairman

TABLE 3 – DATE OF DIRECTOR'S INITIAL APPOINTMENT, LAST RE-ELECTION AND THEIR DIRECTORSHIPS/ PRINCIPAL COMMITMENTS

Name of Director	Age	Date of initial appointment	Date of last re-election	Present directorships in listed companies	Past (preceding 5 years) directorships in listed companies	Principal commitments
Michio Tanamoto	64	17/03/1997	04/06/2020	Uni-Asia Group Limited	–	Full time employment with the Group
Kenji Fukuyado	57	01/03/2018	27/04/2018	Uni-Asia Group Limited	–	Full time employment with the Group
Masahiro Iwabuchi	58	01/03/2018	04/06/2020	Uni-Asia Group Limited	–	Full time employment with the Group
Yukihiro Toda	58	01/03/2018	27/04/2018	Uni-Asia Group Limited	–	Full time employment with the Group
Lee Gee Aik	62	04/01/2016	04/06/2020	1) Uni-Asia Group Limited 2) Anchun International Limited 3) SHS Holdings Limited 4) Astaka Holdings Limited	1) International Healthway Corporation Limited 2) LHN Limited	Nil
Chan Kam Loon	60	01/03/2018	26/04/2019	1) Uni-Asia Group Limited 2) Sarine Technologies Ltd 3) Megachem Ltd 4) Hupsteel Ltd 5) Jiutian Chemical Group Ltd	1) China Gaoxian Fibre Fabric Holdings Ltd 2) Z-Obee Holdings Ltd 3) Vashion Group Ltd	Nil
Juliana Lee Kim Lian	54	01/03/2019	26/04/2019	1) Nordic Group Limited 2) Dyna-Mac Holdings Ltd 3) Anchor Resources Limited	1) Lee Metal Group Ltd 2) Forise International Limited	Director, Aptus Law Corporation

CORPORATE GOVERNANCE REPORT

For the financial year ended 31 December 2020

TABLE 4 - REMUNERATION OF DIRECTORS FOR FY2020

Name of Directors	Position	Breakdown Of Remuneration In Percentage (%)					Total Remuneration in compensation bands of S\$100,000
		Directors' Fee %	Salary %	Cash Performance Bonus %	Benefits-in-Kind ⁽¹⁾ %	Total	
Michio Tanamoto	Executive	–	64.3%	–	35.7%	100%	S\$500,001 - S\$600,000
Kenji Fukuyado	Executive	–	60.5%	–	39.5%	100%	S\$500,001 - S\$600,000
Masahiro Iwabuchi	Executive	–	61.7%	–	38.3%	100%	S\$500,001 - S\$600,000
Yukihiro Toda	Executive	–	93.5%	–	6.5%	100%	S\$300,001 - S\$400,000
Lee Gee Aik	Independent	100%	–	–	–	100%	<S\$100,000
Chan Kam Loon	Independent	100%	–	–	–	100%	<S\$100,000
Juliana Lee Kim Lian	Independent	100%	–	–	–	100%	<S\$100,000
The Aggregate Total Remuneration (S\$'000) of Directors						2,138	

Note:⁽¹⁾ Benefits-in-kind include employer's contribution to defined contribution plan (e.g. Central Provident Fund), housing, etc.**TABLE 4A - REMUNERATION OF KEY MANAGEMENT PERSONNEL (WHO ARE NOT ALSO DIRECTORS OR THE CEO) FOR FY2020**

Name of Top 5 Key Management Personnel	Position	Breakdown Of Remuneration In Percentage (%)				Total Remuneration in compensation bands of S\$250,000
		Salary %	Cash Performance Bonus %	Benefits-in-Kind ⁽¹⁾ %	Total	
Zac K. Hoshino	Senior Managing Director	73.1%	–	26.9%	100%	S\$250,001 - S\$500,000
Lim Kai Ching	Group Chief Financial Officer	95.9%	–	4.1%	100%	S\$250,001 - S\$500,000
Makoto Tokozume	Managing Director	94.5%	–	5.5%	100%	S\$250,001 - S\$500,000
Takeshi Iritono	Director (Business Development), UACJ	60.4%	30.2%	9.4%	100%	S\$250,001 - S\$500,000
Matthew Yuen	Managing Director	95.2%	–	4.8%	100%	< S\$250,000
The Aggregate Total Remuneration (S\$'000) of Top 5 Key Management Personnel					1,576	

Note:⁽¹⁾ Benefits-in-kind include employer's contribution to defined contribution plan (e.g. Central Provident Fund), housing, etc.

DIRECTORS' STATEMENT

The directors hereby present their statement to the members together with the audited consolidated financial statements of Uni-Asia Group Limited (the "Company") and its subsidiaries (collectively, the "Group") and the balance sheet and statement of changes in equity of the Company for the financial year ended 31 December 2020.

Opinion of the directors

In the opinion of the directors,

- (a) the consolidated financial statements of the Group and the balance sheet and statement of changes in equity of the Company are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 31 December 2020 and the financial performance, changes in equity and cash flows of the Group and changes in equity of the Company for the year ended on that date; and
- (b) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

Directors

The directors of the Company in office at the date of this statement are:

Michio Tanamoto
Kenji Fukuyado
Masahiro Iwabuchi
Yukihiro Toda
Lee Gee Aik
Philip Chan Kam Loon
Juliana Lee Kim Lian

In accordance with Article 94 of the Company's constitution, Kenji Fukuyado, Yukihiro Toda and Chan Kam Loon being eligible, offer themselves for re-election.

Arrangements to enable directors to acquire shares or debentures

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose objects are, or one of whose objective is, to enable the directors of the Company to acquire benefits by means of the acquisition of shares or debentures of the Company or any other body corporate.

FINANCIAL

CONTENTS

75	Directors' Statement
79	Independent Auditor's Report
83	Balance Sheets
85	Consolidated Income Statement
86	Consolidated Statement of Comprehensive Income
87	Statements of Changes in Equity
89	Consolidated Cash Flow Statement
91	Notes to the Consolidated Financial Statements

DIRECTORS' STATEMENT**Directors' interest in shares and debentures**

The following directors, who held office at the end of the financial year, had, according to the register of directors' shareholdings, required to be kept under Section 164 of the Singapore Companies Act, Chapter 50 (the "Act"), an interest in shares of the Company and related corporation as stated below:

	Holdings registered in the name of directors	
	At the beginning of financial year	At the end of financial year
Ordinary shares of the Company		
Michio Tanamoto	1,970,468	2,370,468
Kenji Fukuyado	803,000	1,350,000
Masahiro Iwabuchi	197,000	300,000
Yukihiro Toda	93,105	93,105

There was no change in any of the above-mentioned interests in the Company between the end of the financial year and 21 January 2021.

Except as disclosed in this statement, no director who held office at the end of the financial year had interests in shares, share options, warrants or debentures of the Company, or of related corporations, either at the beginning of the financial year, or at the end of the financial year.

Share options

During the financial year, there was:

- (a) no option granted by the Company to any person to take up unissued shares of the Company; and
- (b) no share issued by virtue of the exercise of options to take up unissued shares of the Company.

At the end of the financial year, there was no unissued share of the Company under option.

DIRECTORS' STATEMENT**Audit committee**

The audit committee (AC) carried out its functions in accordance with section 201B (5) of the Singapore Companies Act, Chapter 50, including the following:

- Reviewed the audit plans of the internal and external auditors of the Group and the Company, and reviewed the internal auditor's evaluation of the adequacy of the Company's system of internal accounting controls and the assistance given by the Group and the Company's management to the external and internal auditors
- Reviewed the quarterly and annual financial statements and the independent auditor's report on the annual financial statements of the Group and the Company before their submission to the board of directors
- Reviewed effectiveness of the Group and the Company's material internal controls, including financial, operational and compliance controls and risk management via reviews carried out by the internal auditor
- Met with the external auditor, other committees, and management in separate executive sessions to discuss any matters that these groups believe should be discussed privately with the AC
- Reviewed legal and regulatory matters that may have a material impact on the financial statements, related compliance policies and programmes and any reports received from regulators
- Reviewed the cost effectiveness and the independence and objectivity of the external auditor
- Reviewed the nature and extent of non-audit services provided by the external auditor
- Recommended to the board of directors the external auditor to be nominated, approved the compensation of the external auditor, and reviewed the scope and results of the audit
- Reported actions and minutes of the AC to the board of directors with such recommendations as the AC considered appropriate
- Reviewed interested person transactions in accordance with the requirements of the Singapore Exchange Securities Trading Limited's Listing Manual

The AC, having reviewed all non-audit services provided by the external auditor to the Group, is satisfied that the nature and extent of such services would not affect the independence of the external auditor. The AC has also conducted a review of interested person transactions.

The AC convened four meetings during the year with full attendance from all members. The AC has also met with internal and external auditors, without the presence of the Company's management, at least once a year.

Further details regarding the AC are disclosed in the Report on Corporate Governance.

DIRECTORS' STATEMENT**Auditor**

Ernst & Young LLP have expressed their willingness to accept re-appointment as auditor.

On behalf of the board of directors:

Michio Tanamoto
Director

Kenji Fukuyado
Director

Singapore
15 March 2021

INDEPENDENT AUDITOR'S REPORT

For the financial year ended 31 December 2020

To the Members of Uni-Asia Group Limited**Report on the audit of the consolidated financial statements****Opinion**

We have audited the financial statements of Uni-Asia Group Limited (the "Company") and its subsidiaries (collectively, the "Group"), which comprise the balance sheets of the Group and the Company as at 31 December 2020, the statements of changes in equity of the Group and the Company and the consolidated income statement, consolidated statement of comprehensive income and consolidated cash flow statement of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements of the Group, the balance sheet and the statement of changes in equity of the Company are properly drawn up in accordance with the provisions of the Companies Act, Chapter 50 (the Act), Singapore Financial Reporting Standards (International) (SFRS(I)s) and International Financial Reporting Standards (IFRSs) so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 31 December 2020 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group and changes in equity of the Company for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing (SSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority (ACRA) *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* (ACRA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled our responsibilities described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

INDEPENDENT AUDITOR'S REPORT

For the financial year ended 31 December 2020

Key Audit Matters (cont'd)***Impairment of vessels held as property, plant and equipment***

The Group operates a ship owning and chartering business as disclosed in Note 3 to the financial statements. The total carrying amount of the vessels held as property, plant and equipment is US\$143.6 million (2019: US\$168.8 million) and represents 76% (2019: 33%) of the total non-current assets as at 31 December 2020. As disclosed in the Group's accounting policy, Management assessed at the financial year end whether there are any indicators of impairment for the vessels. If there are such indications, an impairment assessment will be carried out.

We have identified this area as a key audit matter due to the magnitude of the carrying amount of vessels, management's judgement in identifying indicators of impairment and the use of various assumptions and estimates in the impairment test.

As part of our audit procedures, we have assessed management's identification of impairment indicators taking into consideration both internal and external sources of information, including impact arising from the COVID-19 pandemic. Internal sources include operating results and operating cash flows of each vessel and forecast for the subsequent years. External sources of information include shipping rates at and subsequent to the year end and the existence of any adverse events during the year that will significantly impact the carrying value of the vessels.

For vessels with indicators of impairment, we addressed the management's impairment assessment based on the requirement under IAS 36 *Impairment of Assets*. We assessed the cash flow forecast against current and forecast charter hire rates and involved our internal valuation specialist to support us in assessing the reasonableness of the key assumptions used in the cash flow forecast such as discount rate. We also assessed the adequacy of the disclosures concerning the key assumption to which the outcome of the impairment test is most sensitive included in Note 8.

Fair value of investment properties and unlisted shares in commercial office and industrial buildings and small residential property developments

The Group holds commercial office buildings and small residential properties as investment properties as disclosed in Note 5 to the financial statements. In addition, the Group also invests in unlisted shares of special purpose companies that hold commercial office and industrial buildings and small residential properties for capital appreciation which were carried at fair value through profit or loss as disclosed in Note 6 to the financial statements.

The fair valuation of these investment in unlisted shares and investment properties are significant to our audit due to the magnitude of their total carrying amount of US\$41.9 million (2019: US\$32.5 million) representing 17% (2019: 6%) of the total non-current and current assets as at 31 December 2020 and the complexity and subjectivity of the valuation to a range of estimates made by management (amongst others, gross development value, development cost, rental yield, vacancy rate, gross capitalisation rates, expense ratio and discount rate). As such, we have identified this as a key audit matter.

Management engaged external independent valuer or performed internal valuation to determine the individual fair value of the commercial office and industrial buildings and small residential properties half-yearly and at the end of the year. As part of our audit procedures, we have considered the competencies and objectivity of the valuers and involved our internal valuation specialist to support us in assessing the appropriateness of the valuation methodology and key assumptions used in the year end valuation assessment such as gross development value, development cost, rental yield, vacancy rate, gross capitalisation rates, expense ratio and discount rate used by management in the valuation process, taking into consideration of impact arising from the COVID-19 pandemic. We have also assessed the adequacy of Note 34 relating to the disclosures of valuation technique, inputs used and the sensitivity analysis.

INDEPENDENT AUDITOR'S REPORT

For the financial year ended 31 December 2020

Other Information

Management is responsible for other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Directors for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act, SFRS(I)s and IFRSs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

INDEPENDENT AUDITOR'S REPORT

For the financial year ended 31 December 2020

Auditor's Responsibilities for the Audit of the Financial Statements (cont'd)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiary corporations incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditor's report is Wong Yew Chung.

Ernst & Young LLP
Public Accountants and
Chartered Accountants

Singapore
15 March 2021

BALANCE SHEETS

As at 31 December 2020

	Notes	Group		Company	
		2020	2019	2020	2019
		US\$'000	US\$'000	US\$'000	US\$'000
ASSETS					
Non-current assets					
Investment properties	5	9,853	16,397	–	–
Investments	6	30,549	20,026	–	–
Investment in subsidiary	30	–	–	113,022	110,457
Investment in associates		23	27	–	–
Intangible assets	7	–	3	–	–
Property, plant and equipment	8	144,028	170,003	11	6
Right-of-use assets	32(a)	2,500	294,201	162	340
Rental deposit		546	6,964	–	–
Deferred tax assets	26(b)	206	209	–	–
Total non-current assets		187,705	507,830	113,195	110,803
Current assets					
Investments	6	5,239	1,945	–	–
Properties under development	9	6,572	–	–	–
Loans receivable	10	–	950	–	–
Derivative financial instruments	11	–	42	–	–
Finance lease receivable	35(c)	–	7,580	–	–
Accounts receivable	12	1,256	7,381	–	–
Amounts due from subsidiaries	30(d)	–	–	1,805	3,428
Prepayments, deposits and other receivables		3,504	8,497	70	328
Tax recoverable		322	945	–	–
Asset held for sale	13	9,393	–	–	–
Deposits pledged as collateral	14	–	2,819	–	–
Cash and bank balances	15	35,477	56,089	626	2,850
Total current assets		61,763	86,248	2,501	6,606
Total assets		249,468	594,078	115,696	117,409

BALANCE SHEETS

As at 31 December 2020

	Notes	Group		Company	
		2020	2019	2020	2019
		US\$'000	US\$'000	US\$'000	US\$'000
EQUITY					
Equity attributable to owners of the parent					
Share capital	16	113,174	113,174	113,174	113,174
Retained earnings		5,086	14,055	678	2,470
Hedging reserve	29(a)	(684)	(487)	–	–
Exchange reserve	29(b)	3,744	1,734	–	–
Capital reserve	29(c)	(2,856)	(2,877)	–	–
Total equity attributable to owners of the parent		118,464	125,599	113,852	115,644
Non-controlling interests		878	469	–	–
Total equity		119,342	126,068	113,852	115,644
LIABILITIES					
Non-current liabilities					
Borrowings	17	69,538	71,289	–	–
Lease liabilities	32(b)	3,163	286,212	–	171
Derivative financial instruments	11	379	579	–	–
Deferred tax liabilities	26(b)	536	502	–	–
Amount due to subsidiary		–	–	1,000	–
Other payables		59	82	–	–
Total non-current liabilities		73,675	358,664	1,000	171
Current liabilities					
Borrowings	17	44,435	71,287	–	743
Lease liabilities	32(b)	3,546	23,685	174	180
Due to Tokumei Kumiai investors		1,972	1,194	–	–
Derivative financial instruments	11	618	496	–	–
Accounts payable	19	241	4,002	–	–
Amounts due to subsidiary		–	–	3	265
Other payables and accruals		5,011	8,012	468	406
Income tax payable		628	670	199	–
Total current liabilities		56,451	109,346	844	1,594
Total liabilities		130,126	468,010	1,844	1,765
Total equity and liabilities		249,468	594,078	115,696	117,409

CONSOLIDATED INCOME STATEMENT

For the financial year ended 31 December 2020

	Notes	Group	
		2020	2019 ⁽¹⁾
		US\$'000	US\$'000
(Restated)			
Continuing Operations			
Charter income		30,396	36,525
Fee income	20	7,771	7,790
Investment returns	21	6,153	8,776
Interest income	22	750	1,052
Other income		873	402
Total income		45,943	54,545
Employee benefits expenses	23	(6,771)	(7,779)
Amortisation and depreciation		(10,437)	(10,354)
Depreciation of right-of-use assets		(1,482)	(1,320)
Vessel operating expenses		(17,270)	(17,727)
Gain on disposal of property, plant and equipment		–	4,265
Impairment of property, plant and equipment	8	(7,920)	–
Impairment of loans receivable	10	(4,773)	–
impairment of receivables		(19)	–
Net foreign exchange loss		(593)	(117)
Other expenses	24	(4,126)	(4,041)
Total operating expenses		(53,391)	(37,073)
Operating (loss)/profit		(7,448)	17,472
Finance costs – interest expense	22	(3,964)	(5,223)
Finance costs – lease interest	22	(381)	(499)
Finance costs – others		(143)	(267)
Share of results of associates		(5)	(5)
Allocation to Tokumei Kumiai ⁽²⁾ investors		(398)	(1,794)
(Loss)/profit before tax from continuing operations		(12,339)	9,684
Income tax expense	26(a)	(1,267)	(780)
(Loss)/profit after tax from continuing operations		(13,606)	8,904
Discontinued Operation			
Loss from discontinued operation, net of tax	25	(18,304)	(2,299)
Gain from deconsolidation of subsidiary	25	24,435	–
Net gain/(loss) from discontinued operation	25	6,131	(2,299)
(Loss)/profit for the year		(7,475)	6,605

¹ The comparative figures have been re-presented to report separately profit or loss items for continuing and discontinued operations following the Group's disposal of controlling stake in Uni-Asia Hotels Limited and its subsidiaries on 26 June 2020.

² Tokumei Kumiai ("TK") refers to a form of silent partnership structure used in Japan. Allocation to TK investors refers to share of profit and loss attributable to other TK investors of the TK structure.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 31 December 2020

	Notes	Group	
		2020	2019
		US\$'000	US\$'000
			(Restated)
(Loss)/profit for the year		(7,475)	6,605
Other comprehensive income/(expense) for the year, net of tax:			
Items that may be reclassified subsequently to profit or loss:			
Exchange differences on translation of foreign operations from continuing operations		1,613	302
Exchange differences on translation of foreign operations from discontinued operation		(126)	(61)
Reclassification of exchange differences on discontinued foreign operation		553	-
Net movement on cash flow hedges		(197)	(1,299)
Other comprehensive income/(expense) for the year, net of tax		1,843	(1,058)
Total comprehensive (expense)/income for the year, net of tax		(5,632)	5,547
(Loss)/profit for the year attributable to:			
Owners of the parent:			
from continuing operations		(14,049)	8,126
from discontinued operation		6,316	(2,278)
		(7,733)	5,848
Non-controlling interests		258	757
		(7,475)	6,605
Total comprehensive (expense)/income for the year attributable to:			
Owners of the parent:			
from continuing operations		(12,664)	7,242
from discontinued operation		6,744	(2,340)
		(5,920)	4,902
Non-controlling interests		288	645
		(5,632)	5,547

STATEMENTS OF CHANGES IN EQUITY

For the financial year ended 31 December 2020

Group	Attributable to the owners of the parent						Non-controlling interests	Total equity
	Share capital (Note 16)	Retained earnings	Hedging reserve	Exchange reserve	Capital reserve	Total		
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
At 1 January 2019	109,276	18,667	695	1,498	(2,899)	127,237	6,095	133,332
Effect of adoption of IFRS 16	-	(8,707)	-	-	-	(8,707)	(32)	(8,739)
Profit for the year	-	5,848	-	-	-	5,848	757	6,605
Other comprehensive (expense)/income for the year	-	-	(1,182)	236	-	(946)	(112)	(1,058)
Total comprehensive income/(expense) for the year	-	5,848	(1,182)	236	-	4,902	645	5,547
Shares issued	3,898	-	-	-	-	3,898	-	3,898
Acquisition of additional interests in subsidiaries	-	2,103	-	-	-	2,103	(2,941)	(838)
Distributions to owners:								
Dividends in respect of 2018	-	(2,693)	-	-	-	(2,693)	-	(2,693)
Interim dividends in respect of 2019	-	(1,141)	-	-	-	(1,141)	-	(1,141)
Transfer to capital reserve	-	(22)	-	-	22	-	-	-
Payment to non-controlling interests	-	-	-	-	-	-	(3,298)	(3,298)
At 31 December 2019 and at 1 January 2020	113,174	14,055	(487)	1,734	(2,877)	125,599	469	126,068
(Loss)/profit for the year	-	(7,733)	-	-	-	(7,733)	258	(7,475)
Other comprehensive (expense)/income for the year	-	-	(197)	2,010	-	1,813	30	1,843
Total comprehensive (expense)/income for the year	-	(7,733)	(197)	2,010	-	(5,920)	288	(5,632)
Acquisition of additional interests in a subsidiary	-	-	-	-	-	-	(54)	(54)
Disposal of interests in a subsidiary	-	-	-	-	-	-	228	228
Distributions to owners:								
Final dividends in respect of 2019	-	(1,224)	-	-	-	(1,224)	-	(1,224)
Transfer to capital reserve	-	(12)	-	-	21	9	-	9
Payment to non-controlling interests	-	-	-	-	-	-	(53)	(53)
At 31 December 2020	113,174	5,086	(684)	3,744	(2,856)	118,464	878	119,342

STATEMENTS OF CHANGES IN EQUITY

For the financial year ended 31 December 2020

Company	Note	Share capital	Retained earnings	Total equity
		(Note 16)		
		US\$'000	US\$'000	US\$'000
At 1 January 2019		109,276	3,035	112,311
Profit for the year, representing total comprehensive income for the year		–	3,269	3,269
Shares issued		3,898	–	3,898
Distribution to owners:				
Dividend in respect of 2018	27	–	(2,693)	(2,693)
Interim dividend in respect of 2019	27	–	(1,141)	(1,141)
At 31 December 2019 and at 1 January 2020		113,174	2,470	115,644
Loss for the year, representing total comprehensive income for the year		–	(568)	(568)
Distribution to owners:				
Final dividend in respect of 2019	27	–	(1,224)	(1,224)
At 31 December 2020		113,174	678	113,852

CONSOLIDATED CASH FLOW STATEMENT

For the financial year ended 31 December 2020

Notes	Group		
	2020	2019	
	US\$'000	US\$'000	
Cash flows from operating activities			
(Loss)/profit before tax from continuing operations	(12,339)	9,684	
Loss from discontinued operation before tax	(18,252)	(2,208)	
Gain from deconsolidation of subsidiary	24,435	–	
(Loss)/profit before tax	(6,156)	7,476	
Adjustments for:			
Investment returns	21	(6,153)	(8,776)
Amortisation and depreciation		10,519	10,508
Depreciation of right-of-use assets	32(a)	14,767	21,938
Gain on deconsolidation of subsidiary		(24,435)	–
Gain on disposal of property, plant and equipment		–	(4,265)
Impairment of property, plant and equipment	8	7,920	–
Impairment of loan receivables	10	4,773	–
Impairment/(reversal of impairment) for receivable		19	(30)
Net foreign exchange loss		593	117
Interest income	22	(750)	(1,052)
Finance costs – interest expense		4,069	5,314
Finance costs – lease interest		3,288	4,739
Finance costs – others		171	319
Share of results of associates		5	5
Allocation to Tokumei Kumiai investors		398	1,794
Operating cash flows before changes in working capital		9,028	38,087
Changes in working capital:			
Net change in properties under development		(6,347)	–
Net change in accounts receivable		4,130	(151)
Net change in prepayments, deposits and other receivables		2,197	(132)
Net change in accounts payable		(542)	(199)
Net change in other payables and accruals		(1,251)	2,561
Cash flows generated from operations		7,215	40,166
Interest received on bank balances		293	401
Tax paid		(703)	(1,224)
Net cash flows generated from operating activities		6,805	39,343

CONSOLIDATED CASH FLOW STATEMENT

For the financial year ended 31 December 2020

	Notes	Group	
		2020 US\$'000	2019 US\$'000
Cash flows from investing activities			
Purchase of investment properties		(7,251)	(7,709)
Purchase of investments		(17,662)	(7,005)
Proceeds from sale of investment properties		17,094	9,082
Proceeds from redemption/sale of investments		6,402	13,500
Deconsolidation of consolidated entities	31	(10,871)	(2,306)
Proceeds from finance lease		7,701	354
Hotel lease deposit		(1,270)	(115)
Deposits refund for small residential projects		70	527
Purchase of property, plant and equipment		(2,111)	(2,846)
Proceeds from disposal of property, plant and equipment		–	27,841
Net contribution/(redemption) from Tokumei Kumiai investors		294	(1,490)
Net loans advanced		(100)	(899)
Interest received from loans and finance lease		604	585
Net decrease in deposits pledged as collateral		2,896	392
Income proceeds from investments		217	13,424
Settlement of derivative financial instruments		–	(9)
Proceeds from property rental		722	566
Net cash flows (used in)/generated from investing activities		(3,265)	43,892
Cash flows from financing activities			
Net proceeds from issue of shares	16	–	3,998
Proceeds from borrowings	17	47,016	13,604
Repayment of borrowings	17	(49,122)	(50,599)
Interests and other finance cost paid on borrowings		(4,595)	(5,514)
Lease principal paid	32(b)	(14,397)	(20,664)
Lease interest paid	32(b)	(2,874)	(4,739)
Dividends paid		(1,224)	(3,826)
Payment to non-controlling interests		(53)	(3,297)
Net cash flows used in financing activities		(25,249)	(71,037)
Net (decrease)/increase in cash and cash equivalents		(21,709)	12,198
Movements in cash and cash equivalents:			
Cash and cash equivalents at beginning of the year		56,089	43,462
Net (decrease)/increase in cash and cash equivalents		(21,709)	12,198
Effects of foreign exchange rate changes, net		1,097	429
Cash and cash equivalents at end of the year	15	35,477	56,089

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

1. Corporate information

Uni-Asia Group Limited (the "Company") is a limited liability company incorporated in Singapore on 12 January 2017 and its shares are listed on the Singapore Exchange.

The registered office and principal place of business of the Company is located at 8 Shenton Way, #37-04 AXA Tower, Singapore 068811.

The principal activities of Company and its subsidiaries (collectively, the "Group") are finance arrangement, investment and investment management of alternative assets including shipping and real estates in Japan, Hong Kong and China.

2. Summary of significant accounting policies**2.1 Basis of preparation**

The consolidated financial statements of the Group and the balance sheet and statement of changes in equity of the Company have been prepared in accordance with International Financial Reporting Standards ("IFRSs") issued by the International Accounting Standards Board ("IASB") and Singapore Financial Reporting Standards (International) (SFRS(I)s) issued by the Singapore Accounting Standards Council ("ASC").

The financial statements have been prepared on the historical cost basis, except as disclosed in the accounting policies below.

The financial statements are presented in United States dollars ("USD" or "US\$") and all values are rounded to the nearest thousand ("US\$'000"), except when otherwise indicated.

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries as at the end of the reporting period. The financial statements of its subsidiaries are prepared for the same reporting date as the Company. Consistent accounting policies are applied to like transactions and events in similar circumstances.

All intra-group balances, income and expenses, and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated on consolidation in full. Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Losses within a subsidiary are attributed to the non-controlling interest even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.2 Standards issued but not yet effective**

The Group has not adopted the following standards applicable to the Group that have been issued but not yet effective:

Description	Effective for annual periods beginning on or after
Amendments to IAS 1 <i>Classification of Liabilities as Current or Non-Current</i>	1 January 2022
Amendments to IAS 16 <i>Property, Plant and Equipment: Proceeds before Intended Use</i>	1 January 2022
Amendments to IAS 37 <i>Onerous Contracts – Costs of Fulfilling a Contract</i>	1 January 2022
IFRS 9 <i>Financial Instruments</i> – Fees in the '10 per cent' test for derecognition of financial liabilities	1 January 2022
Amendments to IFRS 3 <i>Reference to the Conceptual Framework</i>	1 January 2023
Amendments to IFRS 10 and IAS 28 <i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i>	To be determined

The directors expect that the adoption of the standards above will have no material impact on the financial statements in the period of initial application.

2.3 Subsidiaries

A subsidiary is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity.

In the Company's balance sheet, investments in subsidiaries are accounted for at cost less impairment losses.

2.4 Joint ventures

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Group has elected to apply the measurement exception where investments held by venture capital or similar entities are designated, upon initial recognition, as a fair value through profit or loss and are accounted for in accordance with IFRS 9 *Financial Instruments: Recognition and Measurement* ("IFRS 9"). The accounting policy is set out in Note 2.16 financial assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.5 Associates**

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not the control or joint control over those policies.

The Group has elected to apply the measurement exception where investments held by venture capital or similar entities are designated, upon initial recognition, as a fair value through profit or loss and are accounted for in accordance with IFRS 9. The accounting policy is set out in Note 2.16 financial assets.

2.6 Fair value measurement

The Group measures financial instruments such as derivatives, and non-financial assets such as investment properties, at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.6 Fair value measurement (cont'd)***Determination of fair value*

Fair value for unquoted securities is estimated by the management. In determining fair value, the management makes use of market-based information and fair valuation models such as discounted cash flow models or residual method. In many instances the management also relies on financial data of investees and on estimates provided by the management of the investee companies as to the effect of future developments.

Performance notes are investments with income and maturity values which fluctuate based on the distributions received from underlying assets, which are generally investments in property development companies, distressed loans or shipping companies.

Fair value of performance notes are determined by the Group's interests in the fair value of each scheme's underlying assets.

Although the management uses their best judgement in estimating the fair value of investments, there are inherent limitations in any estimation techniques. Future confirming events will also affect the estimates of fair value and the effect of such events on the estimates of fair value, including the ultimate liquidation of investments, could be material to these consolidated financial statements.

2.7 Revenue

Revenue is measured based on the consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Group satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation.

Fee income

Fee income comprises of arrangement fee, agency fee, brokerage commission, project management fees, technical/commercial management fee, asset management fee, administration fee, incentive fee and etc. Fee income is recognised at point based on the contract price.

Arrangement fee is recognised when the performance obligations associated with the transaction or service are completed.

Agency fee and brokerage commission are recognised when pre-agreed duties and functions of acting as an agent have been rendered.

Project management fee, technical/commercial management fee, asset management fee, administration fee, incentive fee are recognised when pre-agreed terms and services have been rendered.

Hotel income and other related services

Hotel room income is recognised daily based on room occupancy. Other hotel related income are recognised when the goods are delivered or the services are rendered to the customers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.8 Business combination and goodwill**

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at the acquisition date fair value, and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition costs are expensed as incurred and included in administrative expenses.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Contingent consideration classified as equity is not remeasured and its subsequent settlement is accounted for within equity. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of IFRS 9 Financial Instruments, is measured at fair value with the changes in fair value recognised in the statement of profit or loss in accordance with IFRS 9. Other contingent consideration that is not within the scope of IFRS 9 is measured at fair value at each reporting date with changes in fair value recognised in profit or loss.

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred, the amount recognised for non-controlling interests and any fair value of the Group's previously held equity interests in the acquiree over the identifiable net assets acquired and liabilities assumed). If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Impairment is determined by assessing the recoverable amount of the cash-generating unit (group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit (group of cash-generating units) is less than the carrying amount, an impairment loss is recognised. An impairment loss recognised for goodwill is not reversed in a subsequent period.

Where goodwill has been allocated to a cash-generating unit (group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed of in these circumstances are measured based on the relative values of the disposed operation and the portion of the cash-generating unit retained.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.9 Transactions with non-controlling interests**

Non-controlling interest represents the equity in subsidiaries not attributable, directly or indirectly, to owners of the Company.

Changes in the Company's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. In such circumstances, the carrying amounts of the controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interest is adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

2.10 Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when an annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs.

Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is charged to profit or loss in the period in which it arises.

For assets excluding goodwill, an assessment is made at the end of each reporting period as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating unit's recoverable amount.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss unless the asset is measured at revalued amount, in which case the reversal is treated as a revaluation increase. Impairment losses relating to goodwill cannot be reversed in future periods.

2.11 Property, plant and equipment

All items of property, plant and equipment are initially recorded at cost. The cost includes expenditure that is directly attributable to the acquisition of the items. Vessel repairs and surveys costs are charged as expenses as they are incurred.

Subsequent to recognition, property, plant and equipment other than freehold land and buildings are measured at cost less accumulated depreciation and any accumulated impairment losses. An impairment loss is recognised for the amount by which the carrying amount exceeds its recoverable amount. The recoverable amount is the higher of the fair value less costs of disposal and value in use.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.11 Property, plant and equipment (cont'd)**

Freehold land in hotel properties has unlimited useful life and therefore is not depreciated.

Leasehold improvements are depreciated over the remaining period of the lease while all other property, plant and equipment are depreciated at the following rates on a straight-line basis, which are deemed sufficient to write-off their costs to their residual values over their estimated useful lives: office equipment at 33 1/3%, hotel properties at 3.5% - 25%, vessels at 4.0% - 5.0%, and furniture and fixtures at 25% per annum.

An element of the cost of the vessel is attributed at acquisition to its service potential reflecting its maintained condition. This cost is depreciated over the period to the next dry-docking. Costs incurred on subsequent dry-docking of vessel are capitalised and depreciated on a straight-line basis over the estimated period until the next dry-docking. Gain or loss on disposals are determined by comparing proceeds with carrying amount and are included in profit or loss.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss when the asset is derecognised.

The residual value, useful life and depreciation method are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.12 Investment properties

Investment properties are properties owned by the Group that are held for long-term rental yields and/or for capital appreciation. Investment properties are initially measured at cost and subsequently measured at fair value. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the year in which they arise.

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised as additions and the carrying amount of the replaced components are written-off to profit or loss. The cost of maintenance, repairs and minor improvements is charged to the profit or loss when incurred.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.

2.13 Properties under development

Development properties are properties acquired for development or being constructed for sale in the ordinary course of business, rather than to be held for the Group's own use, rental or capital appreciation.

Development properties are held as inventories and are measured at the lower of cost and net realisable value.

Non-refundable commissions paid to sales or marketing agents on the sale of real estate units are capitalised and amortised to profit or loss as the Group expects to recognise the related revenue.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.13 Properties under development (cont'd)**

Net realisable value of the development properties is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale.

The costs of development properties recognised in profit or loss on sale are determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Development properties are transferred to properties held for sale upon the completion of construction or development.

2.14 Intangible assets (other than goodwill)

Intangible assets acquired separately are measured initially at cost. The cost of intangible assets acquired in a business combination is the fair value as at the date of acquisition. The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite useful lives are amortised over the estimated useful lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each financial year-end. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortisation period or method, as appropriate, and are treated as changes in accounting estimates.

Intangible assets with indefinite useful lives or not yet available for use are not amortised, but are tested for impairment annually, or more frequently if the events and circumstances indicate that the carrying value may be impaired either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in profit or loss when the asset is derecognised.

Trademark and licenses

Purchased trademark and licenses are measured at cost less any impairment losses and are amortised on the straight-line basis over their estimate useful lives of 3 to 10 years.

2.15 Cash dividends to equity owners of the parent

The Group recognises a liability to make cash distributions to equity owners of the parent when the distribution is authorised and the distribution is no longer at the discretion of the Group. A distribution is authorised when it is approved by the shareholders.

A corresponding amount is recognised directly in equity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.16 Financial instruments****(a) Financial assets***Initial recognition and measurement*

Financial assets are recognised when, and only when the entity becomes party to the contractual provisions of the instruments.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

*Subsequent measurement*Investments in debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the contractual cash flow characteristics of the asset. The two measurement categories for classification of debt instruments are:

(i) Amortised cost

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are derecognised or impaired, and through amortisation process.

(ii) Fair value through profit or loss (FVPL)

Assets that do not meet the criteria for amortised cost or fair value through other comprehensive income are measured at fair value through profit or loss. A gain or loss on a debt instruments that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss in the period in which it arises.

Investments in equity instruments

On initial recognition of an investment in equity instrument that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in other comprehensive income. Dividends from such investments are to be recognised in profit or loss when the Group's right to receive payments is established. For investments in equity instruments which the Group has not elected to present subsequent changes in fair value in other comprehensive income, changes in fair value are recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.16 Financial instruments (cont'd)****(a) Financial assets (cont'd)***Subsequent measurement (cont'd)*Derivatives

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. Changes in fair value of derivatives are recognised in profit or loss.

Derecognition

A financial asset is derecognised where the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income for debt instruments is recognised in profit or loss.

(b) Financial liabilities*Initial recognition and measurement*

Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

Subsequent measurement

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. On derecognition, the difference between the carrying amounts and the consideration paid is recognised in profit or loss.

2.17 Impairment of financial assets

The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss and financial guarantee contracts. The allowance is based on the ECL associated with the probability of default in the next twelve months unless there has been a significant increase in credit risk since origination, in which case, the allowance is based on the probability of default over the life of the asset.

No ECL is recognised on equity investments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.17 Impairment of financial assets (cont'd)**

The Group rates its loans and other debt financial assets not held at FVPL, together with loan commitments and financial guarantee contracts into the following three categories. The impairment methodology applied for each category is described below:

(i) Performing exposures:

When first recognised, an allowance based on 12-month expected credit losses is recognised.

(ii) Underperforming exposures:

When the exposure shows a significant increase in credit risk but not credit impaired, the Group records an allowance for the lifetime expected credit loss.

(iii) Impaired exposures:

Exposures are assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred. For financial assets that have become credit impaired, a lifetime ECL is recognised and the Group accrues interest income on the amortised cost of the exposure, net of allowances based on the effective interest rate.

Determining the stage of impairment

At each reporting date, the Group considers whether there has been a significant increase in credit risk of an asset by comparing the lifetime probability of default upon initial recognition of the asset against the risk of a default occurring on the asset as at the end of each reporting period. The Group considers reasonable and supportable quantitative and qualitative information that is relevant and available without undue cost or effort for this purpose. In each case, this assessment is based on forward-looking assessment that takes into account forward looking of economic data, in order to recognise the probability of higher losses associated with more negative economic outlooks.

Exposures that have not deteriorated significantly since origination or which are less than 30 days past due, are considered to be "performing exposures". The allowance for credit losses for these financial assets is based on a 12-months ECL.

A significant increase in credit risk is assumed if the borrower falls more than 30 days past due in making its contractual payments, or if the credit quality was determined by management to have deteriorated significantly.

The Group considers a financial instrument defaulted and therefore Stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes 60 days past due on its contractual payments or when there is objective evidence that the exposure is credit impaired. To determine whether there is objective evidence that an impairment loss on financial assets has been incurred, the Group considers factors such as significant delay in payments or known significant financial difficulties of the obligor.

Bank balances – The Group considers bank balances defaulted and takes immediate action when the required payments are not settled within the close of business as outlined in the individual agreements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.17 Impairment of financial assets (cont'd)***Determining the stage of impairment (cont'd)*

Accounts receivables, other receivables and finance lease receivables – The Group takes the simplified approach for measuring ECLs for these financial assets and therefore does not track for significant increases in credit risk for this portfolio of financial assets. The Group applies a simplified approach in calculating ECLs for accounts receivables, other receivables and finance lease receivables. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group applies the same criteria for default to determine credit-impaired exposures as described above.

If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the allowance for credit losses reverts from lifetime ECL to 12-months ECL and the reversal will be recognised in the income statement.

The Group assesses whether the credit risk on an exposure has increased significantly on an individual or collective basis. For the purposes of a collective evaluation of impairment, exposures are grouped on the basis of shared credit risk characteristics, taking into account instrument type, credit risk ratings, date of initial recognition, remaining term to maturity, industry and other relevant factors.

When an asset is uncollectible, it is written off against the related allowance for credit loss. Such assets are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off reduce the amount of the expense in the income statement.

Measurement of ECLs

ECLs are derived from unbiased and probability-weighted estimates of expected loss, and are measured as follows:

- Financial assets that are not credit-impaired

As the present value of all cash shortfalls over the expected life of the financial asset discounted by the effective interest rate. The cash shortfall is the difference between the cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive.
- Financial assets that are credit-impaired

As the difference between the gross carrying amount and the present value of estimated future cash flows discounted by the effective interest rate.
- Financial guarantee contracts

As the expected payments to reimburse the holder less any amounts that the Group expects to recover. If a loan is fully guaranteed, the ECL estimate for the financial guarantee contract would be the same as the estimated cash shortfall estimate for the loan subject to the guarantee.

ECLs are recognised using an allowance for credit loss account and a corresponding charge to the income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.17 Impairment of financial assets (cont'd)***Forward looking information*

The Group incorporates forward-looking information in both the assessment of significant increase in credit risk and the measurement of ECLs. The Group considers forward-looking information such as industry factors and economic forecasts. The inputs, assumptions and estimation techniques used to apply the above policies on accounting for impairment losses are further explained in Note 33(b).

2.18 Cash and short-term deposits

Cash and short-term deposits in the statement of financial position comprise cash at banks and on hand and short-term deposits with a maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash flows management.

2.19 Taxes**(a) Current income tax**

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the end of the reporting period, in the countries where the Group operates and generates taxable income.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(b) Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all temporary differences, except:

- where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.19 Taxes (cont'd)****(b) Deferred tax (cont'd)**

Deferred tax assets are recognised for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised except:

- where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the end of each reporting period.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

2.20 Employee benefits*Pension obligations*

The Group companies have various defined contribution pension schemes in accordance with the local conditions and practices in the countries in which they operate. A defined contribution pension scheme is a pension plan under which the Group pays fixed contributions into a separate entity (a fund) and will have no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees benefits relating to employee services in the current and prior periods.

For defined contribution plans, the Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis.

Once the contributions have been paid, the Group has no further payment obligations. The regular contributions constitute net periodic costs for the year in which they are due and as such are included in staff costs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.21 Derivative financial instruments and hedge accounting**

The Group uses derivative financial instruments such as forward currency contracts and interest rate swaps to hedge its foreign currency and interest rate risk, respectively. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

Any gains or losses arising from changes in fair value of derivatives are taken directly to profit or loss, except for the effective portion of cash flow hedges, which is recognised in other comprehensive income.

For the purpose of hedge accounting, hedges are classified as:

- fair value hedges when hedging the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment (except for foreign currency risk); or
- cash flow hedges when hedging the exposure to variability in cash flows that is either attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction, or a foreign currency risk in an unrecognised firm commitment.

At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which the Group wishes to apply hedge accounting, the risk management objective and its strategy for undertaking the hedge. The documentation includes identification of the hedging instruments, the hedged item or transaction, the nature of the risk being hedged and how the Group will assess the hedging instruments' effectiveness of changes in the hedging instruments' fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges which meet the strict criteria for hedge accounting are accounted for as follows:

(a) Fair value hedges

The change in the fair value of an interest rate hedging derivative is recognised in profit or loss in investments return. The change in the fair value of the hedged item attributable to the risk hedged is recorded as a part of the carrying amount of the hedged item and is also recognised in profit or loss as investments return.

For fair value hedges relating to items carried at amortised cost, the adjustment to carrying values is amortised through profit or loss over the remaining term to maturity. Effective interest rate amortisation may begin as soon as an adjustment exists and shall begin no later than when the hedged item ceases to be adjusted for changes in its fair value attributable to the risk being hedged. If the hedged item is derecognised, the unamortised fair value is recognised immediately in profit or loss as investments return.

When an unrecognised firm commitment is designated as a hedged item, the subsequent cumulative change in the fair value of the firm commitment attributable to the hedged risk is recognised as an asset or liability with a corresponding gain or loss recognised in profit or loss. The changes in the fair value of the hedging instruments are also recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.21 Derivative financial instruments and hedge accounting (cont'd)****(b) Cash flow hedges**

The effective portions of the gains or losses on the hedging instruments are recognised directly in other comprehensive income in the hedging reserve, while any ineffective portion is recognised immediately in profit or loss.

Amounts recognised in other comprehensive income are transferred to profit or loss when the hedged transaction affects profit or loss, such as when hedged financial income or financial expense is recognised or when a forecast sale occurs. Where the hedged item is the cost of a non-financial asset or non-financial liability, the amounts recognised in other comprehensive income are transferred to the initial carrying amount of the non-financial asset or non-financial liability.

If the forecast transaction or firm commitment is no longer expected to occur, the cumulative gain or loss previously recognised in equity is transferred to profit or loss. If the hedging instruments expires or are sold, terminated or exercised without replacement or rollover, or if its designation as a hedge is revoked, the amounts previously recognised in other comprehensive income remain in other comprehensive income until the forecast transaction or firm commitment affects profit or loss.

2.22 Foreign currency

The financial statements are presented in USD, which is also the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

(a) Transactions and balances

Transactions in foreign currencies are measured in the respective functional currencies of the Company and its subsidiaries and are recorded on initial recognition in the functional currencies at exchange rates approximating those ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. All differences are taken to profit or loss with the exception of all monetary items that provide an effective hedge for a net investment in a foreign operation. These are recognised in other comprehensive income until the disposal of the net investment, at which time they are recognized in profit or loss. Tax charges and credits attributable to exchange differences on those monetary items are also recorded in other comprehensive income.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The gain or loss arising on retranslation of a non-monetary item is treated in line with the recognition of the gain or loss on change in fair value of the item i.e., transaction differences on item whose fair value gain or loss is recognised in other comprehensive income or profit or loss is also recognised in other comprehensive income or profit or loss, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.22 Foreign currency (cont'd)****(b) Consolidated financial statements**

For consolidation purpose, the assets and liabilities of foreign operations are translated into USD at the rate of exchange ruling at the end of the reporting period and their profit or loss are translated at the exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in profit or loss.

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amount of assets and liabilities arising on acquisition are treated as assets and liabilities of the foreign operation and are translated at the closing rates.

For the purpose of the consolidated cash flow statement, the cash flows of overseas subsidiaries are translated into USD at the exchange rates ruling at the dates of the cash flows. Frequently recurring cash flows of overseas subsidiaries which arise throughout the year are translated into USD at the average exchange rates for the year.

2.23 Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(i) Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Vessel	7 years
Office properties	3 years
Hotel properties	3 to 25 years

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. The impairment of non-financial assets are further explained in Note 2.10.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.23 Leases (cont'd)****Group as a lessee (cont'd)****(ii) Lease liabilities**

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term or a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments).

(iii) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of office properties, hotel properties and office equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment and office properties that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

2.24 Provision

A provision is recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that a future outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. When the effect of discounting is material, the amount recognised for a provision is the present value at the end of the reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounting present value amount arising from the passage of time is included in finance costs in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

2. Summary of significant accounting policies (cont'd)**2.25 Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, i.e., assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets. The capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs capitalised. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.26 Share capital and share issuance expenses

Proceeds from issuance of ordinary shares are recognised as share capital in equity. Incremental costs directly attributable to the issuance of ordinary shares are deducted against share capital.

2.27 Non-current assets held for sale

Non-current assets classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Non-current assets are classified as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use.

Property, plant and equipment once classified as held for sale are not depreciated or amortised.

2.28 Discontinued Operation

A disposal group qualifies as discontinued operation if it is a component of an entity that either has been disposed of, or is classified as held for sale, and:

- Represents a separate major line of business or geographical area of operations
- Is part of a single coordinated plan to dispose of a separate major line of business or geographical area of operations, or
- Is a subsidiary acquired exclusively with a view to resale

Discontinued operations are excluded from the results of continuing operations and are presented as a single amount as profit or loss after tax from discontinued operations in the statement of profit or loss.

Additional disclosures are provided in Note 25. All other notes to the financial statements include amounts for continuing operations, unless indicated otherwise.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

3. Segment information

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit before tax from continuing operations.

(a) Operating segments

At 31 December 2020, the Group is organised on a worldwide basis into seven main reportable segments (activities):

- (i) Ship Owning and Chartering is the Group's ship owning and chartering business. The business segment was previously named as Uni-Asia Shipping ("UAS"). Effective from 1 January 2020, the results of the 3 wholly-owned ship subsidiaries previously grouped under Maritime Asset Management are now grouped together under Ship Owning and Chartering business segment.

Following the re-grouping, the comparative segment information for Ship Owning and Chartering and MAM and geographical information of 2019 were restated.

- (ii) Maritime Asset Management ("MAM") comprises of the Group's ship investment activity as a venture capital/asset management as well as finance arrangement business;
- (iii) Maritime Services is the Group's ship commercial/technical management business, as well as ship related brokerage service business;
- (iv) Property Investment (ex-Japan) includes the Group's ex-Japan property investment, venture capital/asset management and related business;
- (v) Property Investment (in-Japan) is the Group's in-Japan property investment/asset management and related business;
- (vi) Hotel Operations in Japan (discontinued operation); and
- (vii) Headquarters' ("HQ") expenses

No operating segments have been aggregated to form the above reportable operating segments.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

3. Segment information (cont'd)**(a) Operating segments (cont'd)**

The segment results for the year ended 31 December 2020 were as follows:

	Continuing operations							Discontinued operation				
	Shipping			Property investment		Property investment (in-Japan)	HQ		Eliminations ⁽¹⁾	Sub-total	Hotel operation	Total
	Ship owning and chartering	MAM	Maritime services	(ex-Japan)	(in-Japan)							
2020	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000		
Total income												
External customers	31,384	2,156	1,143	3,246	6,931	333	-	45,193	41,746	86,939		
Interest income	17	133	5	92	436	67	-	750	-	750		
Inter-segment	-	471	836	-	169	-	(1,476)	-	-	-		
	31,401	2,760	1,984	3,338	7,536	400	(1,476)	45,943	41,746	87,689		
Results												
Amortisation and depreciation	(10,377)	-	(6)	-	(55)	(12)	13	(10,437)	(82)	(10,519)		
Depreciation of right-of-use assets	(828)	-	-	-	(82)	(572)	-	(1,482)	(13,285)	(14,767)		
Impairment of property, plant and equipment	(7,920)	-	-	-	-	-	-	(7,920)	-	(7,920)		
Impairment of loans receivable	-	(1,050)	-	-	-	(3,723)	-	(4,773)	-	(4,773)		
Finance costs – interest expenses	(3,766)	(14)	-	-	(277)	(229)	322	(3,964)	(105)	(4,069)		
Finance costs – lease interest	(342)	-	-	-	(6)	(33)	-	(381)	(2,907)	(3,288)		
Finance costs – others	(95)	-	-	-	(48)	(2)	2	(143)	(28)	(171)		
Share of results of associates	-	-	-	-	(5)	-	-	(5)	-	(5)		
Allocation to Tokumei Kumiai investors	-	-	-	-	(398)	-	-	(398)	-	(398)		
(Loss)/profit before tax	(11,225)	329	500	2,273	3,006	(7,227)	5	(12,339)	6,183	(6,156)		
Other segment items are as follows:												
Capital expenditure	2,499	-	6	-	13,623	9	-	16,137	21	16,158		
Investment in associate	-	-	-	-	23	-	-	23	-	23		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

3. Segment information (cont'd)
(a) Operating segments (cont'd)

The segment results for the year ended 31 December 2019 were as follows:

2019	Continuing operations						Discontinued operation
	Shipping			Property			
	Ship owning and chartering	MAM	Maritime services	Property investment (ex-Japan)	Property investment (in-Japan)	Hotel operations	
US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	
	(Restated)	(Restated)					
Total income							
External customers	37,493	2,289	1,290	6,835	5,582	37	81,434
Interest income	133	103	26	150	482	158	1,052
Inter-segment	-	459	1,116	-	286	-	33
	37,626	2,851	2,432	6,985	6,350	195	81,467
				(1,894)	(1,894)		54,545
							136,012
Results							
Amortisation and depreciation	(10,224)	(1)	(5)	(1)	(112)	(24)	(154)
Depreciation of right-of-use assets	(828)	-	-	-	80	(572)	(20,618)
Finance costs – interest expenses	(4,717)	-	-	-	(336)	(412)	(91)
Finance costs – lease interest	(440)	-	-	-	(3)	(56)	(4,739)
Finance costs – others	(133)	-	-	-	(174)	(2)	(52)
Share of results of associates	-	-	-	-	(5)	-	-
Allocation to Tokumei Kumiai investors	-	-	-	-	(1,794)	-	-
Profit/(loss) before tax	1,495	1,477	590	5,803	4,931	(4,657)	(2,208)
Other segment item is as follows:							
Capital expenditure	1,944	-	8	-	7,785	6	505
							10,248

3. Segment information (cont'd)
(a) Operating segments (cont'd)

The segment assets and liabilities were as follows:

2020	Property and hotels					
	Shipping			Property and hotels		
	Ship owning and chartering	MAM	Maritime services	Property investment (ex-Japan)	Property investment (in-Japan)	Hotel operations
US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	
Segment assets:						
Total assets	167,113	2,409	1,992	32,330	39,582	-
Segment liabilities:						
Total liabilities	124,282	32	403	5,324	13,377	-
2019						
Segment assets:						
Total assets	187,943	5,371	2,126	30,648	40,950	315,202
Segment liabilities:						
Total liabilities	127,454	1,671	656	4,797	18,456	318,530
						11,358
						(262)
						(18,529)
						(3,105)
						(14,912)
						468,010

⁽¹⁾ Inter-segment transactions are eliminated on consolidation.**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the financial year ended 31 December 2020

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

3. Segment information (cont'd)**(a) Operating segments (cont'd)**

Segment assets consist primarily of investment properties, properties under development, asset held for sale, property, plant and equipment, right-of-use assets, receivables, investments, deposits pledged as collateral, cash and bank balances and derivative financial instruments.

Segment liabilities consist primarily of borrowings, lease liabilities, payables, accruals and derivative financial instruments.

Capital expenditure represents capital additions to investment properties (Note 5), property, plant and equipment (Note 8) and properties under development (Note 9).

(b) Geographical information

The Group's seven operating segments operate in three main geographical areas, even though they are managed on a worldwide basis.

Global - the Global segment represents activities with assets or customers with no fixed location, which include ship finance arrangement, investments and asset management of ships, ship owning and chartering.

Asia (ex-Japan) - the Asia (ex-Japan) segment represents activities with assets or customers located in Asia (ex-Japan), which include ship finance arrangement, investments and asset management of properties.

Japan - the Japan segment represents activities with assets or customers located in Japan, which include ship finance arrangement, investments and asset management of properties.

	Group	
	2020	2019
	US\$'000	US\$'000
	(Restated)	
Total income:		
Global	34,163	39,990
Asia (ex-Japan)	4,120	8,078
Japan	7,660	6,477
	<u>45,943</u>	<u>54,545</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

3. Segment information (cont'd)**(b) Geographical information (cont'd)**

During the year, there was no revenue (2019: no revenue) from transactions with a single customer that amounts to ten per cent (10%) or more of the Group's revenue.

	Group	
	2020	2019
	US\$'000	US\$'000
Non-current assets:		
Global	147,703	175,705
Asia (ex-Japan)	28,471	16,841
Japan	11,531	315,284
	<u>187,705</u>	<u>507,830</u>

Income and non-current assets attributable to operating segments are based on the countries in which the customers are located. There is no sale between the geographical segments.

4. Significant accounting judgements, estimates and assumptions

Estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

Judgements made in applying accounting policies

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements:

Determination of functional currency

The Group measures foreign currency transactions in the respective functional currencies of the Company and its subsidiaries. In determining the functional currencies of the entities in the Group, judgement is required to determine the currency that mainly influences sales prices for goods and services and of the country whose competitive forces and regulations mainly determines the sales prices of its goods and services. The functional currencies of the entities in the Group are determined based on management's assessment of the economic environment in which the entities operate and the entities' process of determining sales prices.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

4. Significant accounting judgements, estimates and assumptions (cont'd)**Estimates and assumptions**

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are described below:

(a) Impairment of vessels held as property, plant and equipment

The Group owns vessels held as property, plant and equipment for ship chartering business. Indicators of impairment on the vessels was assessed annually to identify whether the vessels may be impaired. The Group computed the vessels' recoverable amount using value in use and compared with its carrying amounts to identify impairment losses when indicators of impairment existed, including impact arising from the COVID-19 pandemic. The key assumptions used in the value in use computation comprise of daily charter rates, disposal values, operational expenses, and the discount rate.

The carrying amount of the vessels held as property, plant and equipment as at 31 December 2020 is disclosed in Note 8.

(b) Fair value of unlisted shares in shipping companies

The Group invested in unlisted shares of special purpose companies that own and charter ships which were carried at fair value through profit or loss. The Group generally used external valuation reports in the fair valuation of the unlisted shares. The key assumptions used in the valuation are daily charter rates, terminal values, operational expenses, and the discount rate. The significant unobservable inputs used in fair valuation including its sensitivity analysis are disclosed in Note 34(c).

The carrying amount of the unlisted shares in shipping companies as at 31 December 2020 are disclosed in Note 6.

(c) Fair value of investment properties and unlisted shares in commercial office and industrial buildings and small residential property developments

The Group held commercial office buildings and small residential properties as investment properties measured at fair value. In addition, the Group invested in unlisted shares of special purpose companies that held commercial office and industrial buildings and small residential properties measured at fair value through profit or loss. The Group generally used external valuation reports and performed internal valuations in determining fair value of commercial office buildings held as investment properties and commercial office and industrial buildings held through unlisted shares. For small residential property development held through unlisted shares and held as investment properties, the Group used internal valuation in estimating the fair value of the unlisted shares and investment properties. The key assumptions used in the valuations are gross development value, development cost, rental yield, vacancy rate, gross capitalisation rates, expense ratio and discount rate, including impact arising from the COVID-19 pandemic. The significant unobservable inputs used in fair valuation including its sensitivity analysis are disclosed in Note 34(c).

The carrying amount of the investment properties and unlisted shares in commercial office and industrial buildings and small residential property developments as at 31 December 2020 are disclosed in Note 5 and Note 6 respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

4. Significant accounting judgements, estimates and assumptions (cont'd)**Estimates and assumptions (cont'd)***(d) Leases – Estimating the incremental borrowing rate*

The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary's functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

5. Investment properties

	Group	
	2020	2019
	US\$'000	US\$'000
At 1 January	16,397	16,248
Additions	7,251	7,709
Disposals	(14,370)	(7,763)
Currency translation differences	575	203
At 31 December	9,853	16,397

The following amounts are recognised in profit or loss:

	Group	
	2020	2019
	US\$'000	US\$'000
Rental income	486	452
Direct operating expenses arising from:		
- Investment properties that generated rental income	111	243
- Investment properties that did not generate rental income	–	48
	597	743

The Group has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance or enhancements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

5. Investment properties (cont'd)

Further particulars of the Group's investment properties are detailed below:

Location	Use	Tenure	Unexpired lease term
Rooms 712-715, 7/F, China Shine Plaza, 9 Lin He Xi Road, Tianhe District, Guangzhou, PRC ⁽¹⁾	Offices	Leasehold	35 years
3-8-7 Takadanobaba, Shinjuku-ku, Tokyo ⁽²⁾	Residential	Freehold	–
1-7-12 Shimoochiai, Shinjuku-ku, Tokyo ⁽³⁾	Residential	Freehold	–
2-27-8 Kitasenzoku, Ota-ku, Tokyo ⁽⁴⁾	Residential	Freehold	–
2-29-4 Sasazuka Shibuya-ku, Tokyo ⁽⁵⁾	Residential	Freehold	–
1-173-18, Takadanobaba Shinjuku-ku, Tokyo ⁽⁶⁾	Residential	Freehold	–

⁽¹⁾ The Group uses management's valuation in the fair valuation of investment property. Discounted cash flow method is used which makes reference to the estimated or actual market rental values and equivalent yields.

⁽²⁾ This investment property was sold during the year. In the financial year 2019, this investment property amounting to US\$4.8 million was mortgaged to secure bank borrowing of US\$2.3 million.

⁽³⁾ The Group uses management's valuation in the fair valuation of the investment property. Discounted cash flow method is used which makes reference to the estimated or actual market rental values and equivalent yields. This investment property amounting to US\$5.6 million (2019: US\$5.3 million) is mortgaged to secure bank borrowing of US\$3.7 million (2019: US\$3.7 million) in financial year 2020.

⁽⁴⁾ This investment property was sold during the year. In the financial year 2019, this investment property amounting to US\$2.4 million was mortgaged to secure bank borrowing of US\$1.4 million.

⁽⁵⁾ This investment property was sold during the year. In the financial year 2019, this investment property amounting to US\$2.2 million was mortgaged to secure bank borrowing of US\$1.4 million.

⁽⁶⁾ The Group uses management's valuation in the fair valuation of the investment property. Capitalisation rate method is used which makes reference to the capitalisation rates of similar investment properties in the market. This investment property amounting to US\$2.5 million (2019: US\$Nil) is mortgaged to secure bank borrowing of US\$2.0 million (2019: US\$Nil).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

6. Investments

	Group	
	2020 US\$'000	2019 US\$'000
Non-current		
Financial assets at fair value through profit or loss:		
Unlisted shares		
- Shipping	2,520	4,511
- Hotel	–	6
- Residential	95	90
- Commercial office/industrial buildings	26,125	14,015
- Small residential property developments	1,709	1,304
Unlisted performance notes		
- Distressed asset	100	100
	<u>30,549</u>	<u>20,026</u>
Current		
Financial assets at fair value through profit or loss:		
Unlisted shares		
- Commercial office buildings	1,280	1
- Small residential property developments	2,908	767
Listed shares		
- Others	1,051	1,177
	<u>5,239</u>	<u>1,945</u>

Fair values of listed shares are based on bid price at the end of the reporting period. Fair values of unlisted shares and unlisted performance notes are further explained in Note 34.

There is no significant restriction on the ability of investments to transfer funds to the Group in the form of cash dividends, repayment of loans or advances.

At 31 December 2020, the Company has pledged the interest in share capital of investments of US\$5.5 million (2019: US\$9.0 million) as security for investees' bank loans.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

6. Investments (cont'd)**Investment in joint ventures**

The Group has investment in joint venture in the form of investments in unlisted shares.

Aggregate information about the Group's investments in joint ventures that are not individually material is as follows:

	2020	2019
	US\$'000	US\$'000
(Loss)/profit after tax	(5,304)	1,304
Other comprehensive (expense)/income	(50)	4
Total comprehensive (expense)/income	<u>(5,354)</u>	<u>1,308</u>

Investment in associates

The Group has investments in associates in the form of investments in unlisted shares.

Aggregate information about the Group's investments in associates that are not individually material is as follows:

	2020	2019
	US\$'000	US\$'000
Loss after tax	(17,890)	(132)
Other comprehensive income	777	-
Total comprehensive income	<u>(17,113)</u>	<u>(132)</u>

The Group's commitments in respect of its investment in joint ventures and associates are disclosed in Note 35(d).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

7. Intangible assets

Group	Other Intangible assets
	US\$'000
Cost	
At 1 January 2019	34
Disposals	(27)
Translation	1
At 31 December 2019 and 1 January 2020	<u>8</u>
Deconsolidation of subsidiary	(7)
At 31 December 2020	<u>1</u>
Accumulated amortisation and impairment	
At 1 January 2019	9
Amortisation	1
Disposal	(5)
At 31 December 2019 and 1 January 2020	<u>5</u>
Amortisation	1
Deconsolidation of subsidiary	(5)
At 31 December 2020	<u>1</u>
Net book value	
At 31 December 2019	<u>3</u>
At 31 December 2020	<u>-</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

8. Property, plant and equipment

Group	Hotel properties	Vessels	Office equipment, furniture and fixtures	Total
	US\$'000	US\$'000	US\$'000	US\$'000
Cost				
At 1 January 2019	1,154	221,636	1,184	223,974
Additions	411	1,944	184	2,539
Disposals	(2)	–	–	(2)
Written-off	–	(800)	(184)	(984)
Currency translation differences	19	–	4	23
At 31 December 2019 and 1 January 2020	1,582	222,780	1,188	225,550
Additions	13	2,499	48	2,560
Deconsolidation of subsidiary	(1,198)	–	(244)	(1,442)
Transfer to asset held for sale	–	(19,521)	–	(19,521)
Written-off	–	(2,422)	(12)	(2,434)
Currency translation differences	32	–	18	50
At 31 December 2020	429	203,336	998	204,763
Accumulated depreciation and impairment				
At 1 January 2019	424	44,615	1,042	46,081
Charge for the year	147	10,212	84	10,443
Disposals	(2)	–	–	(2)
Written-off	–	(800)	(184)	(984)
Currency translation differences	7	–	2	9
At 31 December 2019 and 1 January 2020	576	54,027	944	55,547
Charge for the year	87	10,363	68	10,518
Impairment loss	–	7,920	–	7,920
Deconsolidation of subsidiary	(586)	–	(123)	(709)
Transfer to asset held for sale	–	(10,128)	–	(10,128)
Written-off	–	(2,422)	(12)	(2,434)
Currency translation differences	9	–	12	21
At 31 December 2020	86	59,760	889	60,735
Net book value				
At 31 December 2019	1,006	168,753	244	170,003
At 31 December 2020	343	143,576	109	144,028

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

8. Property, plant and equipment (cont'd)

During the year, the Group acquired property, plant and equipment of US\$2.6 million (2019: US\$2.5 million). The additions include paid amounts of US\$2.1 million (2019: US\$2.8 million), prepaid amounts of US\$0.2 million (2019: US\$0.2 million) and unpaid amounts of US\$0.3 million (2019: US\$0.04 million) as at 31 December 2020. Cash outflow for the year of US\$2.1 million (2019: US\$2.8 million) include payments in respect of property, plant and equipment acquired in previous years of US\$0.04 million (2019: US\$0.1 million) and in current year of US\$2.1 million (2019: US\$2.8 million).

(a) Assets pledged as security

As at 31 December 2020, the Group's vessels amounting to US\$144.0 million (2019: US\$169.0 million) were pledged to secure the Group's bank borrowings of US\$89.6 million (2019: US\$100.5 million) (Note 17).

(b) Impairment of assets

In 2020, an impairment loss of US\$7.9 million representing the write-down of vessels to their recoverable amounts was recognised as "Impairment of property, plant and equipment" line item in profit or loss and under the reportable segment of Ship Owning and Chartering. The recoverable amount of the vessels was based on its value in use and the pre-tax discount rate used was 5.72% to 6.50%. A reasonably possible change in pre-tax discount rate used in the valuation would not result in further impairment.

Company

Company	Office equipment, furniture and fixtures
	US\$'000
Cost	
At 1 January 2019	–
Additions	6
At 31 December 2019 and 1 January 2020	6
Additions	9
At 31 December 2019	15
Accumulated depreciation	
At 1 January 2019	–
Charge for the year	–*
At 31 December 2019 and 1 January 2020	–*
Charge for the year	4
At 31 December 2020	4
Net book value	
At 31 December 2019	6
At 31 December 2020	11

* Amount less than US\$1,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

9. Properties under development

	Group	
	2020	2019
	US\$'000	US\$'000
Properties under development, for which revenue is to be recognised at a point in time	6,572	–

Development properties of the Group with carrying amounts of US\$6.6 million are mortgaged to financial institutions to secure credit facilities.

Further particulars of the Group's development properties are detailed below:

Location	Use	Group	
		2020	2019
		US\$'000	US\$'000
315-1, Ebara 5-chome, Shinagawa-ku, Tokyo	Residential	2,405	–
2-6 and others, Yayoicho 4-chome, Nakano-ku, Tokyo	Residential	2,544	–
4-18-7 Honmachi, Shibuya-ku, Tokyo	Residential	1,623	–
		6,572	–

10. Loans receivable

	Group	
	2020	2019
	US\$'000	US\$'000
Current		
Non-interest bearing	–	950

During the year, loans receivables due from an associate and a joint venture amounting to US\$3.7 million and US\$1.1 million respectively were written off and recognised as impairment of loans receivable in the profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

11. Derivative financial instruments

	Group	
	2020	2019
	US\$'000	US\$'000
Non-current		
Financial liabilities at fair value through other comprehensive income:		
<i>Cash flow hedge</i>		
Interest rate swaps (i)	(333)	(381)
Cross currency rate swaps (ii)	(46)	(198)
	(379)	(579)

Current

Financial assets at fair value through other comprehensive income:

<i>Cash flow hedge</i>		
Interest rate swaps (i)	–	42

Financial liabilities at fair value through other comprehensive income:

<i>Cash flow hedge</i>		
Interest rate swaps (i)	(506)	(232)
Cross currency rate swaps (ii)	(112)	(264)
	(618)	(496)

Cash flow hedge

- (i) Interest rate swap

At 31 December 2020, the Group has interest rate swaps with notional amount of US\$32.9 million (2019: US\$59.7 million) to hedge the interest rate risk of bank borrowings.

The interest rate swaps receive floating interest, pay fixed interest and mature between 2021 and 2023 (2019: between 2020 and 2023).

The terms and the payment dates of the interest rate swaps have been negotiated to match the terms of the bank borrowings. There were no highly probable transactions for which hedge accounting has been claimed that have not occurred and no significant element of hedge ineffectiveness requiring recognition in profit or loss. The cash flow hedge of the expected future interest payment of bank borrowings was assessed to be highly effective.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

11. Derivative financial instruments (cont'd)**Cash flow hedge (cont'd)**

- (ii) Cross currency swap

As at 31 December 2020, the Group has cross currency swaps with notional amount of US\$13.7 million (JPY1,535 million) (2019: US\$15.8 million (JPY1,765 million)) to hedge the interest rate risk and notional amount of US\$3.5 million (JPY395 million) (2019: US\$10.5 million (JPY1,172.5 million)) to hedge the foreign currency risk of borrowings. The cross currency swap will expire between 2022 and 2023 (2019: 2022 and 2023).

Cash flow hedge accounting has been applied to this cross currency swap agreement as it has been assessed by management to be effective hedging instruments.

Below is a schedule indicating as at 31 December, the periods when the hedged forecast cash flows are expected to occur and when they are expected to affect profit or loss:

	Group	
	Less than 1 year	1 year to 5 years
	US\$'000	US\$'000
2020		
Net cash outflows	(563)	(366)
2019		
Net cash outflows	(471)	(688)

The movements of hedging reserve during the years were as follows:

	Group	
	2020	2019
	US\$'000	US\$'000
At 1 January	(487)	695
Gain recognised in other comprehensive income during the year, net	(197)	(1,182)
At 31 December	(684)	(487)

The Group's risk management strategy is to minimise interest rate cash flow fluctuations on all bank borrowings drawn to finance its vessel purchases for the entire term of the bank borrowings. The Group maintains fixed interest payments by designating a pay fixed and receive float amortising interest rate swap with notional amounts matching the loan principal throughout the tenor of the loan.

There are no expected material sources of ineffectiveness on the Group's cash flow hedge.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

12. Accounts receivable

	Group	
	2020	2019
	US\$'000	US\$'000
Current	1,256	7,381

In general, the Group normally grants a credit period of 30 days to its customers. The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's accounts receivable relate to a large number of diversified customers, there is no significant concentration of credit risk. Accounts receivable are unsecured and non-interest bearing.

An aged analysis of the accounts receivable as at the end of the reporting period that past due but not impaired is as follows:

	Group	
	2020	2019
	US\$'000	US\$'000
31 days to 60 days	2	21
over 60 days	68	163
	70	184

Included in the Group's accounts receivable balance are receivables from related parties as disclosed in Note 36(a).

13. Asset held for sale

	Group	
	2020	2019
	US\$'000	US\$'000
Reclassified from property, plant and equipment (Note 8)	9,393	–

On 3 December 2020, the Group entered into a memorandum of agreement to sell its vessel to a third party for a net cash consideration of approximately US\$9.95 million. Accordingly, the vessel is classified as asset held for sale at lower of its net carrying amount as at 31 December 2020.

14. Deposits pledged as collateral

As at 31 December 2019, the Group had deposits pledged as collateral against Japanese yen ("JPY" or "¥") and USD denominated bank loan facilities (Note 17).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

15. Cash and bank balances

	Group		Company	
	2020	2019	2020	2019
	US\$'000	US\$'000	US\$'000	US\$'000
Cash at banks and in hand	31,762	26,819	626	197
Short-term time deposits	3,715	29,270	–	2,653
Cash and bank balances	35,477	56,089	626	2,850

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term time deposits are made for varying periods of between one to three months depending on the immediate cash requirements of the Group and the Company and earn interest at the respective short-term time deposit rates.

16. Share capital

	Group and Company			
	Number of shares	Share capital	Number of shares	Share capital
	2020	2020	2019	2019
	'000	US\$'000	'000	US\$'000
Issued and fully paid:				
At 1 January	78,600	113,174	46,979	109,276
Issuance of shares	–	–	5,421	3,898
Issuance of bonus shares	–	–	26,200	–
At 31 December	78,600	113,174	78,600	113,174

On 4 April 2019, the Company allotted and issued 5,420,720 new ordinary shares of the Company at S\$1.08 per share in connection with a placement undertaken by the Company.

As at the date of this financial statement, the Company has fully utilised the net proceeds from issuance of shares of US\$4.0 million on property development projects in Tokyo and Hong Kong in accordance with the use of proceeds described in the Company's announcement on 26 March 2019.

Subsequent to the completion of the placement, the Company allotted and issued 26,199,987 additional new ordinary shares of the Company on 7 June 2019 in connection with a one-for-two bonus issue undertaken by the Company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

17. Borrowings

	Group		Company	
	2020	2019	2020	2019
	US\$'000	US\$'000	US\$'000	US\$'000
Non-current				
Repayable per terms of loan facilities:				
- Secured	69,538	64,652	–	–
- Unsecured	–	6,637	–	–
	69,538	71,289	–	–
Current				
Repayable per terms of loan facilities:				
- Secured	29,154	53,158	–	–
- Unsecured	15,281	18,129	–	743
	44,435	71,287	–	743

The effective annual interest rates of the bank borrowings range from approximately 0.60% to 3.45% (2019: approximately 0.17% to 5.0%).

The Group's borrowings are secured by means of investment properties (Note 5), property, plant and equipment (Note 8) and properties under development (Note 9) (2019: cash deposits, investment properties and property, plant and equipment).

A reconciliation of liabilities arising from financing activities is as follows:

Group	Non-cash changes						
	At the beginning of financial year	Cash flows	Retained earnings	Deconsolidation of subsidiary (Note 25)	Amortised finance cost	Foreign exchange movement	At the end of financial year
	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000	US\$'000
2020							
Borrowings	142,576	(2,106)	–	(27,993)	(128)	1,624	113,973
2019							
Borrowings	180,718	(40,112)*	833	–	155	982	142,576

* US\$3.1mil of the borrowings repaid during the year ended 31 December 2019 is classified as cash outflow for purchase of investment in the consolidated cashflow statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

18. Provision for onerous contract

The movements in the provision for onerous contract are as follows:

	Group	
	2020	2019
	US\$'000	US\$'000
At 1 January	–	4,692
Reclassified to right-of-use assets upon adoption of IFRS 16	–	(4,692)
At 31 December	–	–

The provision for onerous contract is for one of the vessels' charter agreement as the aggregate cost required to fulfil the obligation is higher than the economic benefit to be obtained from it. The provision is calculated based on cashflow projection of the vessel's earning. Upon adoption of IFRS 16, the provision for onerous contract was derecognised and included as part of right-of-use assets.

19. Accounts payable

The accounts payable are non-interest bearing and are normally settled on 30 days' term.

20. Revenue

	Group	
	2020	2019
	US\$'000	US\$'000
		(Restated)
Arrangement and agency fee	2,463	2,799
Asset management and administration fee	3,517	3,175
Incentive fee	302	552
Brokerage commission	1,489	1,264
Total fee income	7,771	7,790
Add: Non-lease component of charter hire income	17,155	17,656
Total revenue from contract with customers recognised for continuing operations	24,926	25,446

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

21. Investment returns

	Group	
	2020	2019
	US\$'000	US\$'000
Realised gain on investment properties	2,724	1,319
Realised gain on investments:		
- Shipping	152	509
- Commercial office building	(31)	6,181
- Small residential property developments	516	125
- Listed shares	15	26
Property rental income	722	586
Fair value adjustment on investments:		
- Shipping	(224)	(618)
- Small residential property developments	(225)	496
- Commercial office/industrial buildings	2,541	(53)
- Distressed asset	–	100
- Listed shares	(124)	114
Net gain/(loss) on derivative financial instruments	87	(9)
	6,153	8,776

22. Interest income and expense

	Group	
	2020	2019
	US\$'000	US\$'000
		(Restated)
Interest income from:		
- Cash and cash equivalents	146	467
- Bridging loans	168	104
- Finance lease	436	481
	750	1,052
Interest expense on:		
- Borrowings	3,964	5,223
- Lease liabilities (Note 32(b))	381	499
	4,345	5,722

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

23. Employee benefits expenses

	Group	
	2020	2019
	US\$'000	US\$'000
	(Restated)	
Salaries and benefits	6,571	7,534
Defined contribution pension schemes	200	245
	6,771	7,779

24. Other expenses

The following items have been included in arriving at other expenses:

	Note	Group	
		2020	2019
		US\$'000	US\$'000
		(Restated)	
Operating lease expenses		500	338
Investment properties operating expenses	5	111	291
Business development expenses		297	766
Professional services fees		2,195	1,754
Audit fee to auditors of the Company		431	387
Audit fee to other auditors		10	10
Non-audit fee to auditors of the Company		27	5
Non-audit fee to other auditors		6	5
Tax and public dues		126	223
Printing, stationery and library fees		164	180
Miscellaneous		259	112
		4,126	4,071
(Reversal of impairment)/impairment loss on financial assets			
- Corporate guarantee	33(b)	-	(18)
- Finance lease receivable	33(b)	-	(12)
		-	(30)
		4,126	4,041

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

25. Discontinued operations

On 26 June 2020, the Group announced that its wholly-owned subsidiary, Uni-Asia Holdings Limited ("UA Holdings") disposed 49.5% of the shares of Uni-Asia Hotels Limited ("UA Hotels") to GK VHM Holdings ("partial disposal") for a consideration of JPY14,850 (US\$138). UA Hotels is the holding company of Vista Hotels Management Co., Ltd which is the Group's hotel operating segment in Japan that operates business hotels under the "Hotel Vista" brand name. The subsidiary is reported in the current period as a discontinued operation.

Following a review of the Group's operations in light of the COVID-19 pandemic, the Group has determined that the partial disposal would be in the interests of the Company and its shareholders, taking into consideration, among others, the challenging operating environment in and near-term prospects of the Japan business hotels sector and the financial position and performance of UA Hotels. The partial disposal will allow the Group to reduce its exposure to the Japan business hotels sector and at the same time allows the Group to benefit from any potential future recovery in the sector through its remaining interest in UA Hotels.

Prior to the partial disposal, UA Holdings had an interest of 99.0% in UA Hotels, with the remaining 1.0% interest being held by a non-related third party. Subsequent to the partial disposal, the Group's interest in UA Hotels decreased from 99.0% to 49.5%, and UA Hotels ceased to be a subsidiary of the Company and has become an associate of the Group.

The hotel operating segment was not previously classified as held-for-sale or as a discontinued operation. The comparative consolidated income statement and consolidated statement of comprehensive income has been restated to show the discontinued operation separately from continuing operations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

25. Discontinued operations (cont'd)

The summarised financial information of the discontinued operation for the period to the date of disposal is as follows:

Financial performance and cash flow information

	Group	
	2020	2019
	US\$'000	US\$'000
Income statement disclosures		
Hotel income	17,044	81,244
Other income	267	223
Total income	17,311	81,467
Employee benefits expenses	(7,011)	(12,554)
Amortization and depreciation	(82)	(154)
Depreciation of right-of-use assets	(13,285)	(20,618)
Hotel lease expenses	726	(8,194)
Hotel operating expenses	(12,546)	(37,120)
Other expenses	(325)	(652)
Total operating expenses	(32,523)	(79,292)
Operating (loss)/profit	(15,212)	2,175
Finance costs – interest expense	(105)	(91)
Finance costs – lease interest	(2,907)	(4,240)
Finance costs – others	(28)	(52)
Loss before tax	(18,252)	(2,208)
Income tax expense	(52)	(91)
Loss after tax	(18,304)	(2,299)
Gain on deconsolidation of subsidiary	24,435	–
Net gain/(loss) from discontinued operation	6,131	(2,299)
Cash flow statement disclosures		
Operating	(65)	22,155
Investing	(11,280)	(669)
Financing	5,654	(19,360)
Effects of foreign exchange rate changes, net	27	67
Net cash (outflows)/inflows	(5,664)	2,193

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

25. Discontinued operations (cont'd)

The effect of the disposal of the subsidiary on the financial statements of the Group are as follows:

	Group 2020 US\$'000
Investments	6
Intangible assets	2
Property, plant and equipment	733
Right-of-use assets	395,452
Rental deposit	7,778
Accounts receivable	2,037
Prepayments, deposits and other receivables	2,200
Cash and bank balances	10,005
Total assets	418,213
Borrowings (third party)	(27,993)
Borrowings (intercompany)	(3,597)
Lease liabilities	(407,821)
Accounts payable	(2,682)
Other payables and accruals	(1,311)
Intercompany payable	(6)
Income tax payable	(18)
Total liabilities	(443,428)
Net liabilities disposed	(25,215)
Cash consideration received	–*
Fair value of retained interest	–*
Less: Net liabilities	25,215
Add: Non-controlling interest	(227)
Gain on disposal before reclassification of exchange reserve	24,988
Cumulative exchange difference arising from discontinued foreign operations reclassified from exchange reserve to profit or loss	(553)
Gain on deconsolidation of subsidiary	24,435

* Amount less than US\$1,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

26. Income tax

The Group's taxes on assessable profits have been calculated at tax rates prevailing in the countries in which the Group operates, based on existing legislation, interpretations and practices in respect thereof.

(a) Income tax

	Note	Group	
		2020 US\$'000	2019 US\$'000
			(Restated)
Current income tax			
Current income taxation		1,272	872
Under/(overprovision) in respect of prior years		16	(4)
		1,288	868
Deferred income tax			
Origination and reversal of temporary difference		(21)	979
Utilisation of previously unrecognised tax losses		–	(1,067)
	26(b)	(21)	(88)
Total tax expense for the year		1,267	780

A reconciliation between tax expense of the Group applicable to profit before tax using applicable rates and the tax expense for the year is as follows:

	Group	
	2020 US\$'000	2019 US\$'000
		(Restated)
(Loss)/profit before tax	(12,339)	9,684
Tax at domestic rates applicable to individual group entities	(1,362)	2,510
Tax effects of:		
Expenses not deductible for the tax purposes	8,627	8,334
Income not subject to tax	(6,209)	(9,476)
Utilisation of previously unrecognised tax losses	–	(1,067)
Deferred tax assets not recognised	230	417
Partial tax exemption and tax relief	(24)	(53)
Under/(overprovision) in respect of prior years	16	(4)
Others	(11)	119
Tax expense for the year	1,267	780

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

26. Income tax (cont'd)**(b) Deferred tax**

The movements in deferred tax assets during the years were as follows:

	Note	Group Provision US\$'000
At 1 January 2019		120
Credited to income tax expense for the year		87
Currency translation differences		2
At 31 December 2019 and at 1 January 2020		209
Credited to income tax expense for the year	26(a)	21
Deferred tax asset disposed		(34)
Currency translation differences		10
At 31 December 2020		206

The movements in deferred tax liabilities during the years were as follows:

	Group Provision US\$'000
At 1 January 2019	(510)
Currency translation differences	8
At 31 December 2019 and at 1 January 2020	(502)
Currency translation differences	(34)
At 31 December 2020	(536)

Unrecognised tax losses

At the end of the reporting period, the Group has tax losses of approximately US\$22.5 million (2019: US\$24.8 million) that are available for offset against future taxable profits of the companies in which the losses arose, for which no deferred tax asset is recognised due to uncertainty of its recoverability. The use of these tax losses is subject to the agreement of the tax authorities and compliance with certain provisions of the tax legislation of the respective countries in which the companies operate. The tax losses as at 31 December 2020 have no expiry date. As of the financial year ended 31 December 2019, there were tax losses of US\$3.0 million which expire between 2020 and 2023 pertaining to discontinued operation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

26. Income tax (cont'd)**(b) Deferred tax (cont'd)***Unrecognised temporary differences relating to investments in subsidiaries and joint venture*

At the end of the reporting period, no deferred tax liability (2019: US\$Nil) has been recognised for taxes that would be payable on the undistributed earnings of certain of the Group's subsidiaries and joint venture as the Group has determined that undistributed earnings of its subsidiaries will not be distributed in the foreseeable future and the joint venture of the Group cannot distribute its earnings until it obtains the consent of both the venturers. At the end of the reporting period, the Group does not foresee giving such consent.

Such temporary differences for which no deferred tax liability has been recognized aggregate to US\$22.3 million (2019: US\$20.0 million). The deferred tax liability is estimated to be US\$1.4 million (2019: US\$1.3 million).

Tax consequences of proposed dividends

There are no income tax consequences (2019: US\$Nil) attached to the dividends to the shareholders proposed by the Company but not recognised as a liability in the financial statements (Note 27).

27. Dividends**Group and Company****2020** **2019**

US\$'000 US\$'000

Declared and paid during the financial year:*Dividends on ordinary shares:*

- Final dividend for 2019: SG cents 2.20 per share (S\$1.73 million) (2018: SG cents 6.25 per share (S\$3.3 million))	1,224	2,405
- Special dividend for 2019: S\$Nil (2018: SG cents 0.75 per share (S\$0.4 million))	-	288
- Interim dividend for 2020: S\$Nil (2019: SG cents 2.00 per share (S\$1.57 million))	-	1,141
	<u>1,224</u>	<u>3,834</u>
	SGD'000	SGD'000

Proposed but not recognised as a liability as at 31 December:*Dividends on ordinary shares, subject to shareholders' approval at the AGM:*

- Final dividend for 2020: SG cents 1.00 per share (2019: SG cents 2.20 per share)	<u>786</u>	<u>1,729</u>
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

28. Profit per share

Basic and diluted profit per share is calculated by dividing the profit attributable to owners of the parent by the weighted average number of ordinary shares in issue during the year.

On 4 April 2019, the Company allotted and issued 5,420,720 new ordinary shares of the Company in connection with a placement undertaken by the Company. Subsequent to the completion of the placement, the Company allotted and issued 26,199,987 additional new ordinary shares of the Company in connection with a one-for-two bonus issue undertaken by the Company which resulted in a further increase of the total issued ordinary shares of the Company to 78,599,987.

The following table reflects the profit and share data used in computation of basic and diluted profit per share for the financial year ended 31 December.

	Group	
	2020	2019
	(Restated)	
Weighted average number of ordinary shares in issue ('000)	<u>78,600</u>	<u>76,528</u>
<u>Continuing operations</u>		
(Loss)/profit from continuing operations attributable to owners of the parent (US\$'000)	<u>(14,049)</u>	<u>8,126</u>
(Loss)/profit per share (US cents per share) from continuing operations - basic and diluted	<u>(17.87)</u>	<u>10.62</u>
<u>Discontinued operation</u>		
Profit/(loss) from discontinued operation attributable to owners of the parent (US\$'000)	<u>6,316</u>	<u>(2,278)</u>
Profit/(loss) per share (US cents per share) from discontinued operation - basic and diluted	<u>8.04</u>	<u>(2.98)</u>
<u>Total</u>		
(Loss)/profit attributable to owners of the parent (US\$'000)	<u>(7,733)</u>	<u>5,848</u>
(Loss)/profit per share (US cents per share) - basic and diluted	<u>(9.84)</u>	<u>7.64</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

29. Reserves**(a) Hedging reserve**

Hedging reserve represents the gains or losses of the cash flow hedge of derivative financial instruments until the hedged financial income or financial expense is recognised or when a forecast event occurs.

(b) Exchange reserve

Exchange reserve represents exchange differences arising from translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency.

(c) Capital reserve

Capital reserve arose as a result of changes in the ownership interests of subsidiaries that do not result in a loss of control and were accounted for as equity transactions.

30. Investment in subsidiary

	Company	
	2020	2019
	US\$'000	US\$'000
Unlisted shares, at cost	113,022	110,457

(a) Details of principal investments in subsidiaries

Details of the principal subsidiaries within the Group as at 31 December 2020 and 2019 were as follows:

Name	Note	Country/ place of incorporation	Proportion of ownership interest		Principal activities and place of operation
			2020	2019	
			%	%	
Held by the Company:					
Uni-Asia Holdings Limited	(i)	Cayman Islands	100.0	100.0	Investment holding, Hong Kong
Held through Uni-Asia Holdings Limited:					
Uni-Asia Shipping Limited	(ii)	Hong Kong	100.0	100.0	Ship investment holding, Hong Kong
Uni-Asia Hotels Limited	(viii)	Hong Kong	49.5	99.0	Investment holding, Hong Kong
Uni-Asia Capital (Singapore) Limited	(i)	Singapore	100.0	100.0	Ship chartering arrangement, Singapore

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

30. Investment in subsidiary (cont'd)**(a) Details of principal investments in subsidiaries (cont'd)**

Name	Note	Country/ place of incorporation	Proportion of ownership interest		Principal activities and place of operation
			2020	2019	
			%	%	
Held through Uni-Asia Holdings Limited: (cont'd)					
Uni-Asia Capital Company Limited	(ii)	Hong Kong	100.0	100.0	Property investment, Hong Kong
Uni Ships and Management Limited	(ii)	Hong Kong	100.0	100.0	Project management, accounting and administration services, Hong Kong
Uni-Asia Investment Ltd	(vi)	Japan	99.8	99.5	Property investment, Japan
Uni-Asia Capital (Japan) Ltd	(vi)	Japan	100.0	100.0	Investment advisory and asset management, Japan
Florida Containership S.A.	(i)	Panama	100.0	100.0	Ship owning and chartering, Panama
Fulgida Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Joule Asset Management (Pte.) Limited	(iii)	Singapore	100.0	100.0	Ship owning and chartering, Singapore
Indirectly held:					
Hope Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Imperial Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Jade Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Karat Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Jubilee Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Mable Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

30. Investment in subsidiary (cont'd)**(a) Details of principal investments in subsidiaries (cont'd)**

Name	Note	Country/ place of incorporation	Proportion of ownership interest		Principal activities and place of operation
			2020 %	2019 %	
Indirectly held: (cont'd)					
Nora Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Regina Bulkship S.A.	(ii)	Panama	100.0	100.0	Ship owning and chartering, Panama
Uni Ships and Management (Taiwan) Limited	(vii)	Taiwan	–	–	Promoting ship-related services, Taiwan
Uni Ships and Management Korea Ltd.	(vii)	South Korea	–	–	Promoting ship-related services, South Korea
Wealth Ocean Ship Management (Shanghai) Co., Ltd	(iv)	People's Republic of China	51.0	51.0	Ship management, China
Uni-Asia Guangzhou Property Management Company Limited	(v)	People's Republic of China	100.0	100.0	Property investment, China
United Wise Capital Investment Limited	(ii)	Hong Kong	69.6	69.6	Property investment, Hong Kong
Vista Hotel Management Co., Ltd	(viii)	Japan	49.5	99.0	Hotel management and operator, Japan
Sun Vista Naha Co., Ltd.	(viii)	Japan	49.5	99.0	Hotel management and operator, Japan
Arena Godo Kaisha	(vii)	Japan	–	99.5	Ship owning and chartering, Japan

Notes⁽ⁱ⁾ Audited by Ernst & Young LLP, Singapore;⁽ⁱⁱ⁾ Audited by Ernst & Young, Hong Kong;⁽ⁱⁱⁱ⁾ Audited by RT LLP, Singapore;^(iv) Audited by 上海光华会计师事务所, PRC;^(v) Audited by 广州正大中信会计师事务所, PRC;^(vi) Not required to be audited under the laws of the country of incorporation;^(vii) Liquidated during the year or the financial year ended 31 December 2019; and^(viii) Disposed during the year, refer to note 25 for more details**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the financial year ended 31 December 2020

30. Investment in subsidiary (cont'd)**(a) Details of principal investments in subsidiaries (cont'd)**

The table in the previous page lists the subsidiaries of the Company which, in the opinion of the directors, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

Compliance with Rule 1207(6) of the SGX-ST Listing Manual

In appointing the audit firms for the Group, the Audit Committee and the Board of Directors of the Company are satisfied that the Group has complied with Listing Rules 712, 715 and 716.

- (b) On 24 November 2020, the Group through its wholly owned subsidiary, Uni-Asia Holdings Limited acquired additional 0.21% shares of Uni-Asia Investment Ltd for a consideration of US\$44,966.
- (c) On 30 December 2020, the Group subscribed to new shares issued by Uni-Asia Holdings Limited. There is no change in its shareholding in Uni-Asia Holdings Limited.
- (d) The amounts due from subsidiaries are unsecured, interest-free and have no fixed term of repayment and will be settled in cash.
- (e) Corporate guarantees provided to banks/lenders for loans taken by subsidiaries amounted to US\$101.1 million (2019: US\$114.4 million).

31. Deconsolidation of consolidated entities

During the year, the Group dissolved the investment in Arena Godo Kaisha, GK Alero 3, GK Alero 20 and GK Alero 39 (2019: GK CJ Investments, GK Alero 5, GK Alero 22 and GK Alero 25). The consolidated entities were dormant following the disposal of their investment in GAT ship for Arena Godo Kaisha and investment in small residential properties for GK Alero 3, GK Alero 20 and GK Alero 39 (2019: investment in hotel property for GK CJ Investments and investment in small residential properties for GK Alero 5, GK Alero 22 and GK Alero 25).

In 2019, the Group wound-up its wholly owned subsidiaries, Uni Ships and Management (Taiwan) Limited and Uni Ships and Management Korea Limited by way of members' voluntary liquidation. The subsidiaries were established to promote the Group's ship-related services in Taiwan and Korea. The Group had decided to centralise such service promotion function in Hong Kong and hence wound up the companies.

The loss on deconsolidation of consolidated entities of US\$Nil (2019: US\$11,000) was included in investment returns – realised gain/(loss) on investments in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

32. Leases**Group as a lessee****(a) Right-of-use assets**

The Group has lease contracts for vessel and office with remaining lease term of 6 years and 2 years (2019: 7 years and 3 years) respectively.

The hotel properties lease was disposed as part of the disposal of UA Hotels during the year. The lease contracts of hotel properties had lease terms between 3 and 25 years for financial year 2019.

The Group applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for leases of office properties.

The movements in the right-of-use assets during the period are as follow:

Group	Hotel properties	Vessel	Office properties	Total
	US\$'000	US\$'000	US\$'000	US\$'000
Cost				
As at 1 January 2019	261,103	3,379	1,570	266,052
Additions	45,341	–	576	45,917
Currency translation differences	4,256	–	2	4,258
As at 31 December 2019 and 1 January 2020	310,700	3,379	2,148	316,227
Additions	116,231	–	222	116,453
Deconsolidation of subsidiary	(430,133)	–	–	(430,133)
Written off	–	–	(212)	(212)
Currency translation differences	3,202	–	29	3,231
As at 31 December 2020	–	3,379	2,187	5,566
Accumulated depreciation				
As at 1 January 2019	–	–	–	–
Additions	(20,460)	(828)	(650)	(21,938)
Currency translation differences	(88)	–	–	(88)
As at 31 December 2019 and 1 January 2020	(20,548)	(828)	(650)	(22,026)
Additions	(13,189)	(828)	(750)	(14,767)
Deconsolidation of subsidiary	33,972	–	–	33,972
Currency translation differences	(235)	–	(10)	(245)
As at 31 December 2020	–	(1,656)	(1,410)	(3,066)
Carrying Value				
As at 31 December 2019	290,152	2,551	1,498	294,201
As at 31 December 2020	–	1,723	777	2,500

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

32. Leases (cont'd)**Group as a lessee (cont'd)****(a) Right-of-use assets (cont'd)**

Company	Office properties
	US\$'000
As at 1 January 2019	517
Depreciation expense	(177)
As at 31 December 2019 and 1 January 2020	340
Depreciation expense	(178)
As at 31 December 2019	162

(b) Lease liabilities

	Group		Company	
	2020	2019	2020	2019
	US\$'000	US\$'000	US\$'000	US\$'000
Non-current	3,163	286,212	–	171
Current	3,546	23,685	174	180

The movements in the lease liabilities during the period are as follow:

	Group	
	2020	2019
	US\$'000	US\$'000
As at 1 January	309,897	279,402
Additions	115,755	46,860
Accretion of interest	3,288	4,739
Deconsolidation of subsidiary	(407,821)	–
Written off	(223)	–
Payments	(17,271)	(25,403)
Currency translation difference	3,084	4,299
As at 31 December	6,709	309,897

The Group had total cash outflows for leases of US\$17.3 million (2019: US\$25.4 million) in 2020. The Group also had non-cash additions to right-of-use assets and lease liabilities of US\$115.8 million (2019: US\$46.9 million) in 2020.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

32. Leases (cont'd)**Group as a lessee (cont'd)****(b) Lease liabilities (cont'd)**

The maturity analysis of lease liabilities are disclosed in Note 33(c).

The effective annual interest rates of the lease liabilities range from approximately 1.39% to 5% (2019: 1.39% to 5%).

The following are the amounts recognised in profit or loss:

	Group	
	2020	2019
	US\$'000	US\$'000
		(Restated)
Gains arising from sale and leaseback transaction*	–	4,265
Depreciation expense of right-of-use assets	(1,482)	(1,320)
Interest expense on leases liabilities	(381)	(499)
Expense relating to short-term leases (included in operating lease expenses)	(8)	(22)
Expense relating to leases of low-value assets (included in operating lease expenses)	(217)	(154)
Variable lease payments (included in other expenses)	(1)	(54)
Total amount recognised in profit or loss	<u>(2,089)</u>	<u>(2,216)</u>

* Gains arising from sale and leaseback transaction relates to a hotel property being stated as held for sale as at 31 Dec 2018. The hotel was leased back under an operating lease arrangement.

The Group had lease contracts for hotel properties that contains variable payments based on a percentage of gross revenue minus fixed rent or a percentage of gross operating profit.

The following provides information on the Group's variable lease payments for hotel properties, including the magnitude in relation to fixed payments that are not reflected in the measurement of lease liabilities as at 31 December 2019:

Group	Fixed payments	Variable payments	Total
	US\$'000	US\$'000	US\$'000
2019			
Fixed rent	165	–	165
Variable rent with minimum payment	22,642	8,310	30,952
Variable rent only	–	57	57
	<u>22,807</u>	<u>8,367</u>	<u>31,174</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

33. Financial risk management

The Group has exposure to the following risks arising from financial instruments:

- market risk (which includes currency risk, interest rate risk and price risk)
- credit risk
- liquidity risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital.

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The Group Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

The Group's Management Committee manages the Group's risk management policies and procedures, and ensures that the Group responds swiftly to changes in risks. Sub-committees are established to assess risks on a more frequent basis.

(a) Market risk

Market risk is the risk that the value of a financial instrument and investments will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual financial instrument or factors affecting all financial instruments traded in or indexed to a market. The Group is exposed to market risk on financial instruments and investments that are valued at market prices which primarily consist of investments in shipping, properties, loans and marketable securities.

(i) Currency risk

The Group's revenue and expenses are mainly denominated in the respective functional currencies of Group entities. The Group's main exposure to currency risk is on borrowings that are denominated in a currency other than the respective functional currencies of Group entities. This pertains to foreign exchange risk related to the principal amounts of the Group's JPY bank loans taken by USD functional currency Group entities. The Group may use forward exchange contracts to hedge its currency risk, most with a maturity of less than one year from the reporting date. Such contracts generally are designated as cash flow hedges.

Interest on borrowings is denominated in the currency of the borrowing. Generally, borrowings are denominated in currencies that match the cash flows generated by the underlying operations of the Group, primarily USD, but also JPY and HKD. This provides an economic hedge without derivatives being entered into and therefore hedge accounting is not applied in these circumstances.

In respect of other monetary assets and liabilities denominated in a currency other than the respective functional currencies of Group entities, such exposure is small, but when necessary, the Group will ensure its net exposure is kept to an acceptable level by buying or selling foreign currencies at spot rates when necessary to address short-term imbalances.

The Group is also exposed to currency translation risk arising from its net investments in foreign operations including Japan and People's Republic of China. These net investments are not hedged as such investments are long term in nature.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

33. Financial risk management (cont'd)**(a) Market risk (cont'd)***(i) Currency risk (cont'd)*

The summary of quantitative data about the Group's exposure to currency risk that are denominated in a currency other than the respective functional currencies of Group entities is as follows:

JPY denominated balances

	Group	
	2020	2019
	US\$'000	US\$'000
Accounts receivable	11	2
Cash and bank balances	77	1,965
Borrowings	(17,165)	(17,116)
Other payables and accruals	(152)	(163)
Net exposure	<u>(17,229)</u>	<u>(15,312)</u>

Assuming a 5% change in USD against the JPY with all other variables being held constant, the effects arising from the net exposure will be as follows:

	Group	
	Loss before tax	Profit before tax
	2020	2019
	US\$'000	US\$'000
USD against JPY:		
- Strengthened	(820)	729
- Weakened	907	(806)

(ii) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate from changes in market interest rates and the cash flow risks associated with the variability of cash flows from floating rate financial instruments. The Group is exposed to interest rate risk from interest rate re-pricing differences between loans, borrowings and cash and cash equivalents.

The Group's cash balances are kept in interest bearing current accounts and on term deposits to maximise the level of return while maintaining an adequate level of liquidity. The Group's borrowings at variable rates are denominated in USD and JPY.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

33. Financial risk management (cont'd)**(a) Market risk (cont'd)***(ii) Interest rate risk (cont'd)*

The Group may manage its interest rate risk through the use of interest rate swaps. These are commitments to exchange one set of cash flows for another. Swaps result in an economic exchange of currencies or interest rates (e.g., fixed rate for floating rate) or a combination of all these (i.e., cross-currency interest rate swaps).

As at 31 December 2020, if USD market interest rates had been 100 basis point higher/lower with other variables held constant, loss before tax for the year would have been US\$471,000 higher/lower (2019: profit before tax would have been US\$945,000 lower/higher), mainly as a result of higher/lower net interest expense incurred on floating rate financial instruments after taking into account the effect of interest rate swaps.

As at 31 December 2020, if JPY market interest rates had been 40 basis point higher/lower with other variables held constant, loss before tax for the year would have been US\$131,000 higher/lower (2019: profit before tax would have been US\$215,000 lower/higher), mainly as a result of higher/lower net interest expense incurred on floating rate financial instruments.

(iii) Price risk

The Group is exposed to price risk on the shipping and property investments (including investment properties) because the investments are classified on the balance sheets at fair value through profit or loss or at the lower of carrying values or recoverable amount. The Group seeks to manage such risk exposure by keeping a balanced portfolio, performing due diligence procedures, conducting routine analysis and updates on the market and investing through specialised fund structures. The Group maintains a diversified investment portfolio in shipping, residential, commercial office and industrial building and other alternative asset classes.

Assuming a 1% change in prices across the board in the respective investments with all other variables including tax rate being held constant, the effect on the Group's investment portfolio would be as follows:

	2020		2019	
	Effect on portfolio	Portfolio percentage	Effect on portfolio	Portfolio percentage
	US\$'million	%	US\$'million	%
Investments in:				
Shipping entities	–*	5	0.1	12
Entities holding small residential property development projects in Japan	0.1	28	0.2	44
Entities holding commercial office/ industrial building developments in Hong Kong	0.3	60	0.1	37

* Amount less than US\$0.1 million

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

33. Financial risk management (cont'd)**(b) Credit risk**

Credit risk is the risk of loss resulting from the failure of counterparties to meet the terms of their obligations under a financial instrument or customer contract. The Group is exposed to credit risk from accounts receivable, rental deposits and loans receivable, deposits with banks and financial institutions, foreign exchange transactions, other financial instruments and counterparty default risk from investing activities. The Group seeks to minimise these risks by performing detailed reviews of loan counterparties or asset issuers and by either selling on participated loans to other parties or entering into offsetting loans payable when management wishes to preserve the Group's liquidity.

The Group deals only with customers of good credit standing and the loans are currently extended only to investees or related companies.

The bank balances and pledged deposits are deposited with creditworthy banks with no recent history of default.

The Group and Company performs detailed reviews of loan counterparties or asset issuers by reference to qualitative and quantitative credit indicators that are available without undue cost or effort and that is determined to be predictive of the risk of default including applying expert credit judgement. These credit indicators vary depending on the nature of the exposure and the type of counterparties.

The Group assesses impairment at the individual exposure level and performs a detailed credit review on the counterparty and assesses the risk of default based on available financial information, account conduct and industry information that are determined to be forward looking in nature. The Group determines that the risk of default has significantly increased for a particular counterparty based on financial indicators such as negative working capital, net losses or net operating cash outflows for a prolonged period. As a practical expedient, where market data is available for certain individual exposures such as CDS prices on the counterparties issued debt securities, a threshold is determined whereby CDS price increases beyond that set threshold is used as a criteria to determine significant increases in credit risk. In addition, as a backstop, the Group and Company considers significant increases in credit risk to have occurred no later than when an asset is more than 30 days past due. Where the risk of default has increased significantly since origination for a particular exposure, the Group and Company reclassifies the exposure to the "underperforming exposures" category, in line with its accounting policy.

For all credit exposures, the Group and Company considers default to have occurred no later than when an asset is more than 60 days past due. For the current financial year, there were no credit exposures that were written off or modified.

ECLs are calculated using three main components, i.e. a probability of default (PD), a loss given default (LGD) and an exposure at default (EAD). These parameters are derived from available market data such as CDS prices, PD models based on financial information of comparable companies, historical default research and studies conducted by third party credit rating agencies and the Group's own historical loss experience, combined with current and forward-looking customer and industry information. For accounting purposes, the 12-months and lifetime PD represent the expected point-in-time probability of a default over the next 12 months and remaining lifetime of the financial instrument, respectively, based on conditions existing at the balance sheet date and future economic conditions that affect credit risk. The LGD represents expected loss conditional on default, taking into account the mitigating effect of collateral, its expected value when realised and the time value of money. The EAD represents the expected exposure at default, taking into account the repayment of principal and interest from the balance sheet date to the default event.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

33. Financial risk management (cont'd)**(b) Credit risk (cont'd)**

ECL is measured over the maximum contractual period over which the Group and Company is exposed to credit risk. The maximum contractual period extends to the date at which the Group and Company has the right to require repayment of a loan or receivable or terminate a loan commitment or guarantee.

The movement in the loss allowance provision for debt securities at amortised cost and loans as at 31 December 2020 are as follows:

	Group	Group and Company
	Finance lease receivable	Corporate guarantees provided to financial institutions for borrowings of investee companies
	Lifetime ECL not credit impaired	12-month ECL
	US\$'000	US\$'000
At 1 January 2019	12	18
Charge to income statement due to origination, purchase, repayment or derecognition	(12)	(18)
At 31 December 2019, 1 January 2020 and 31 December 2020	–	–

As the Group does not hold any collateral, the maximum exposure to credit risk for the finance lease receivables is the gross carrying amount of the finance lease receivables and the notional amounts of corporate guarantees as follows:

	Group	
	2020	2019
	US\$'000	US\$'000
Finance lease receivable	–	7,580
Corporate guarantees provided to financial institutions for borrowings of investee companies	4,538	4,788
	4,538	12,368

The gross carrying amount of finance lease receivables is disclosed in Note 35(c).

The changes in the Group ECLs for finance lease receivable and corporate guarantees provided were mainly driven by the net decrease in gross outstanding finance lease receivable and by the changes in the 12-month probability default rate respectively.

As at 31 December 2019 and 2020, all financial assets were either "performing exposures" for those measured for ECL under the general approach or unimpaired for those where the simplified approach was used. There were no financial assets that moved between stages and no new impaired financial assets in the financial year ended 31 December 2019 and 2020.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

33. Financial risk management (cont'd)**(c) Liquidity risk**

The Group manages liquidity risk by maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions in order to meet ongoing normal operating commitment and capital investment requirement. The table below analyses the maturity profile of the Group's financial liabilities (including derivative financial instruments) based on contractual undiscounted cash flows:

Group	Less than 1 year US\$'000	1 year to 5 years US\$'000	Over 5 years US\$'000	Total US\$'000
2020				
Non-derivative cash flows				
Financial liabilities				
Borrowings (including interests)	45,308	67,714	7,111	120,133
Lease liabilities	3,783	3,244	–	7,027
Due to Tokumei Kumiai investors	1,972	–	–	1,972
Financial liabilities included in accounts payable, other payables and accruals	3,938	59	–	3,997
	<u>55,001</u>	<u>71,017</u>	<u>7,111</u>	<u>133,129</u>
Derivative cash flows				
Cash inflows	1,011	1,246	–	2,257
Cash outflows	(1,574)	(1,612)	–	(3,186)
	<u>(563)</u>	<u>(366)</u>	<u>–</u>	<u>(929)</u>
2019				
Non-derivative cash flows				
Financial liabilities				
Borrowings (including interests)	76,706	63,575	15,756	156,037
Lease liabilities	29,962	134,489	324,635	489,086
Due to Tokumei Kumiai investors	1,194	–	–	1,194
Financial liabilities included in accounts payable, other payables and accruals	10,980	–	82	11,062
	<u>118,842</u>	<u>198,064</u>	<u>340,473</u>	<u>657,379</u>
Derivative cash flows				
Cash inflows	1,668	2,679	–	4,347
Cash outflows	(2,139)	(3,367)	–	(5,506)
	<u>(471)</u>	<u>(688)</u>	<u>–</u>	<u>(1,159)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

33. Financial risk management (cont'd)**(d) Capital management**

In the near term, the Group's objective in managing capital is to maintain an optimal capital structure in order to expand the size of the Group's investment portfolio. In order to maintain or achieve an optimal capital structure, the Group may adjust the amount of dividend payment, return capital to shareholders, issue new shares, buy back issued shares, obtain new borrowings or sell investments to reduce borrowings. The Group conducts regular cash flow analysis to determine the capital requirement of each department and the cash flow and financial position of all business activities in order to closely monitor the cash flow and capital structure of the Group. The Group may monitor capital using the gearing ratio, which is net debt divided by total equity.

	Group	
	2020 US\$'000	2019 US\$'000
Borrowings	113,973	142,576
Due to Tokumei Kumiai investors	1,972	1,194
Derivative financial instruments	997	1,075
Financial liabilities included in accounts payable, other payables and accruals	4,364	11,634
Less: cash and bank balances	(35,477)	(56,089)
Net debt	<u>85,829</u>	<u>100,390</u>
Total equity	119,342	126,068
Gearing ratio	<u>71.9%</u>	<u>79.6%</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value

Financial instruments at fair value through profit or loss are designated upon initial recognition except for derivatives that are designated as hedges.

The carrying value of financial instruments by classes as at the end of the reporting period are as follows:

Group	Financial assets at amortised cost	Financial liabilities at amortised cost	Financial assets at fair value through profit or loss	Derivative used for hedging
	US\$'000	US\$'000	US\$'000	US\$'000
2020				
Financial assets				
Investments - listed	-	-	1,051	-
Investments - unlisted	-	-	34,737	-
Rental deposit	546	-	-	-
Accounts receivable	1,256	-	-	-
Financial assets included in prepayments, deposits and other receivables	710	-	-	-
Cash and bank balances	35,477	-	-	-
	<u>37,989</u>	<u>-</u>	<u>35,788</u>	<u>-</u>
Financial liabilities				
Borrowings	-	(113,973)	-	-
Due to Tokumei Kumiai investors	-	(1,972)	-	-
Derivative financial instruments	-	-	-	(997)
Financial liabilities included in accounts payable, other payables and accruals	-	(4,364)	-	-
	<u>-</u>	<u>(120,309)</u>	<u>-</u>	<u>(997)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)

Group	Financial assets at amortised cost	Financial liabilities at amortised cost	Financial assets at fair value through profit or loss	Derivative used for hedging
	US\$'000	US\$'000	US\$'000	US\$'000
2019				
Financial assets				
Investments - listed	-	-	1,177	-
Investments - unlisted	-	-	20,794	-
Rental deposit	6,964	-	-	-
Derivative financial instruments	-	-	-	42
Finance lease receivable	7,580	-	-	-
Accounts receivable	7,381	-	-	-
Financial assets included in prepayments, deposits and other receivables	1,788	-	-	-
Deposits pledged as collateral	2,819	-	-	-
Cash and bank balances	56,089	-	-	-
	<u>82,621</u>	<u>-</u>	<u>21,971</u>	<u>42</u>
Financial liabilities				
Borrowings	-	(142,576)	-	-
Due to Tokumei Kumiai investors	-	(1,194)	-	-
Derivative financial instruments	-	-	-	(1,075)
Financial liabilities included in accounts payable, other payables and accruals	-	(11,634)	-	-
	<u>-</u>	<u>(155,404)</u>	<u>-</u>	<u>(1,075)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)

Company	Financial assets at amortised cost	Financial liabilities at amortised cost
	US\$'000	US\$'000
2020		
Financial assets		
Amounts due from subsidiaries	1,805	-
Financial assets included in prepayments, deposits and other receivables	69	-
Cash and bank balances	626	-
	<u>2,500</u>	<u>-</u>
Financial liabilities		
Amounts due to subsidiaries	-	(1,003)
Financial liabilities included in accounts payable, other and accruals	-	(461)
	<u>-</u>	<u>(1,464)</u>
2019		
Financial assets		
Amounts due from subsidiaries	3,428	-
Financial assets included in prepayments, deposits and other receivables	56	-
Cash and bank balances	2,850	-
	<u>6,334</u>	<u>-</u>
Financial liabilities		
Borrowings	-	(743)
Amounts due to subsidiaries	-	(265)
Financial liabilities included in accounts payable, other and accruals	-	(398)
	<u>-</u>	<u>(1,406)</u>

(a) Fair value hierarchy

The Group categorises fair value measurements using a fair value hierarchy that is depended on the valuation inputs used as follows:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the assets or liabilities, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 - Inputs for the assets or liabilities that are not based on observable market data (i.e., unobservable inputs).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)**(a) Fair value hierarchy (cont'd)**

Analysis of each class of assets and liabilities measured at fair value by level of fair value hierarchy as at the end of the reporting period was as follows:

Group	Level 1	Level 2	Level 3	Total
	US\$'000	US\$'000	US\$'000	US\$'000
2020				
Recurring fair value measurements				
<i>Financial assets</i>				
<u>Fair value through profit or loss</u>				
Unlisted shares				
- Shipping	-	-	2,520	2,520
- Residential	-	-	95	95
- Commercial office/industrial buildings	-	16,004	11,401	27,405
- Small residential property developments	-	-	4,617	4,617
Unlisted performance notes				
- Distressed asset	-	-	100	100
Listed shares	1,051	-	-	1,051
<i>Non-financial assets</i>				
Investment properties	1,051	16,004	18,733	35,788
	-	-	9,853	9,853
	<u>1,051</u>	<u>16,004</u>	<u>28,586</u>	<u>45,641</u>
<i>Financial liabilities</i>				
<u>Derivatives designated as hedges</u>				
Interest rate swaps	-	(839)	-	(839)
Cross currency rate swaps	-	(158)	-	(158)
	<u>-</u>	<u>(997)</u>	<u>-</u>	<u>(997)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)**(a) Fair value hierarchy (cont'd)**

Group	Level 1	Level 2	Level 3	Total
	US\$'000	US\$'000	US\$'000	US\$'000
2019				
Recurring fair value measurements				
<i>Financial assets</i>				
<u>Fair value through profit or loss</u>				
Unlisted shares				
- Shipping	-	-	4,511	4,511
- Hotel	-	-	6	6
- Residential	-	-	90	90
- Commercial office buildings	-	9,666	4,350	14,016
- Small residential property developments	-	-	2,071	2,071
Unlisted performance notes				
- Distressed asset	-	-	100	100
Listed shares	1,177	-	-	1,177
<u>Derivatives designated as hedges</u>				
Interest rate swaps	-	42	-	42
	1,177	9,708	11,128	22,013
<i>Non-financial assets</i>				
Investment properties				
	-	-	16,397	16,397
	1,177	9,708	27,525	38,410
<i>Financial liabilities</i>				
<u>Derivatives designated as hedges</u>				
Interest rate swaps	-	(613)	-	(613)
Cross currency rate swaps	-	(462)	-	(462)
	-	(1,075)	-	(1,075)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)**(a) Fair value hierarchy (cont'd)**

The movements in fair value measurements in Level 3 during the years were as follows:

Group	Unlisted shares	Investment properties	Total
	US\$'000	US\$'000	US\$'000
At 1 January 2019	23,054	11,025	34,079
Fair value adjustment recognised in profit or loss	(22)	-	(22)
Purchases	3,071	4,533	7,604
Disposals	(10,471)	(4,119)	(14,590)
Income proceeds from investment	(7,753)	-	(7,753)
Transfers into level 3	3,215	4,834	8,049
Currency translation differences	34	124	158
At 31 December 2019 and at 1 January 2020	11,128	16,397	27,525
Fair value adjustment recognised in profit or loss	2,040	-	2,040
Purchases	6,188	7,251	13,439
Disposals	(3,765)	(14,370)	(18,135)
Deconsolidation of subsidiary	(6)	-	(6)
Income proceeds from investment	(522)	-	(522)
Transfers into level 3	3,464	-	3,464
Currency translation differences	206	575	781
At 31 December 2020	18,733	9,853	28,586

During the years 2020 and 2019, there was no transfer of fair value measurements between Levels 1 and 2.

(b) Level 2 fair value measurements

The following is a description of the valuation techniques and inputs used in the fair value measurement for assets and liabilities that are categorised within Level 2 of the fair value hierarchy:

Derivative financial instruments

Forward currency contracts and interest rate swap contracts are valued using a valuation technique with market observable inputs. The most frequently applied valuation techniques include forward pricing and swap models, using present value calculations. The models incorporate various inputs including the credit quality of counterparties, foreign exchange spot and forward rates, interest rate curves and forward rate curves.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)**(c) Level 3 fair value measurements**

Description of significant unobservable inputs used in Level 3 fair value measurements are as follows:

Descriptions	Note	Fair value at		Valuation techniques	Significant unobservable inputs	Range	
		31 December 2020	31 December 2019			2020	2019
		US\$'000	US\$'000				
Commercial office/industrial building:							
- Unlisted shares	(i)	8,674	3,215	Income approach	Gross development value per square foot	HK\$11,500 – HK\$17,000	HK\$17,500
					Discount rate	5.0%	5.0%
					Development cost per square foot	HK\$1,400 – HK\$2,100	HK\$2,500
	(ii)	2,727	1,071	Market comparable approach	Adjustments on market transaction price based on valuer's assumption ²	5.0 - 20.0%	5.0 - 20.0%
- Investment properties	(iii)	1,798	1,684	Income approach	Long term sustainable growth rate	1%	1%
					Capitalisation rate	3.35%	3.38%
Shipping:							
- Unlisted shares	(iv)	2,403	4,400	Income approach	Daily charter rate	US\$8,000 - US\$27,000	US\$7,000 - US\$27,000
					Terminal value	US\$7 million	US\$8 million - US\$9 million
					Discount rate	4.6% - 6.6%	5.5% - 7.2%
Small residential property developments:							
- Investment properties	(iv)	8,055	14,713	Income approach	<u>Property completed:</u>		
					Discount rate/Gross capitalisation rate	5%	3.8% - 4.9%
					Monthly rental per square meter	JPY4,000	JPY4,000
				Income approach	<u>Property under construction:</u>		
					Gross development value per square meter	JPY1.2 million	JPY1.1 million - JPY1.2 million
					Development cost per square meter	JPY0.5 million	JPY0.4 million - JPY0.5 million
					Discount rate	5%	5%

¹ include contingency cost² the adjustments are made for any difference in the nature, location or condition of the specific property**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)**(c) Level 3 fair value measurements (cont'd)**

The following table shows the impact on the Level 3 fair value measurement of assets and liabilities that are sensitive to changes in unobservable inputs that reflect reasonably possible alternative assumptions. The positive and negative effects are approximately the same unless stated otherwise.

Note	Descriptions	Significant unobservable inputs	Percentage change	Impact of percentage change in inputs on profit before tax	
				2020	2019
				US\$'000	US\$'000
Commercial office/industrial building:					
(i)	- Unlisted shares	Gross development value per square foot	(15%)	(1,787)	(874)
		Discount rate	(2%)	109	135
		Development cost per square foot	(5%)	106	60
		Adjustments on market transaction price based on valuer's assumption	(20%)	(513)	(123)
Shipping:					
(ii)	- Unlisted shares	Daily charter rate	5%	1,336	997
		Selling price at end of lease term ¹	15%	-	-
		Discount rate	1%	(68)	(43)

¹ There are no negative effect as the investments with this input are already \$nil balance.**(d) Valuation policies and procedures**

Management oversees the Group's financial reporting valuation process and is responsible for setting and documenting the Group's valuation policies and procedures.

For valuation performed by external valuation experts, management reviews the appropriateness of the valuation methodologies and assumptions adopted as well as evaluates the appropriateness and reliability of the inputs (including those developed internally by the Group) used in the valuations.

In selecting the appropriate valuation models and inputs to be adopted for each valuation that uses significant non-observable inputs, external valuation experts are requested to calibrate the valuation models and inputs to actual market transactions (which may include transactions entered into by the Group with third parties as appropriate) that are relevant to the valuation if such information are reasonably available.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

34. Assets and liabilities measured at fair value (cont'd)**(d) Valuation policies and procedures (cont'd)**

Significant changes in fair value measurements from period to period are evaluated by management for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent sources or internal sources if necessary and appropriate.

Management documents and reports its analysis and results of the external valuations to the Board of Directors on a quarterly basis.

(e) Fair value of financial instruments by classes that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value

Loans receivable, accounts receivable, amounts due from subsidiaries, other receivables, deposits pledged as collateral, cash and bank balances, borrowings, due to Tokumei Kumiai investors, accounts payable, amounts due to subsidiaries, other payables and accruals

The carrying amounts of these financial assets and liabilities other than loans receivable and borrowings at fixed rate are reasonable approximation of fair values due to their short-term nature or that they are floating rate instruments that are re-priced to market interest rates on or near the end of the reporting period.

The carrying amount of loans receivable and borrowings at fixed rate are reasonable approximation of fair values, either due to their short-term nature or that they are fixed rate instruments, which the fixed interest rate are reasonable approximation of market floating rates on or near the end of the reporting period.

35. Commitments**(a) Capital commitments**

Capital expenditure contracted for at the end of the reporting period but not recognised in the consolidated financial statements of the Group was as follows:

	Group	
	2020	2019
	US\$'000	US\$'000
Capital commitments in respect of:		
- Investment properties under construction	2,313	987

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

35. Commitments (cont'd)**(b) Operating lease commitments - the Group as lessor**

The Group has entered leases for certain of its investment properties and vessels and sub-leases a portion of the hotel under operating lease arrangements. These non-cancellable leases have remaining lease terms range from one month to three years.

Future minimum rentals receivable under non-cancellable operating leases as at the end of the reporting period were as follows:

	Group	
	2020	2019
	US\$'000	US\$'000
<u>Rental income from investment properties</u>		
Within one year	344	322
Later than one year and not later than five years	148	198
	<u>492</u>	<u>520</u>
<u>Charter income from vessels</u>		
Within one year	11,727	20,040
Later than one year and not later than five years	-	2,559
	<u>11,727</u>	<u>22,599</u>
<u>Hotel income from hotel under management</u>		
Within one year	-	64
Later than one year and not later than five years	-	107
	<u>-</u>	<u>171</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

35. Commitments (cont'd)**(c) Finance lease commitment - the Group as lessor**

The Group has a finance lease for one vessel. The original term of the lease is 5 years and at the expiration of the lease, the lessee will purchase the vessel.

Future minimum lease receivable under finance lease together with the present value of net minimum lease receivable were as follows:

	Group			
	Minimum lease receivable		Present value of receivable (gross amounts)	
	2020	2019	2020	2019
	US\$'000	US\$'000	US\$'000	US\$'000
Within one year, representing total minimum lease receivable	–	7,900	–	7,580
Less: Unearned interest income	–	(320)	–	–
Present value of minimum lease receivable	–	7,580	–	7,580

(d) Investment commitments

	Group	
	2020	2019
	US\$ million	US\$ million
Loan investments	3.4	4.2
Loan to joint venture/associate companies	0.4	0.2
	3.8	4.4

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

36. Related party transactions

- (a) In addition to the information disclosed elsewhere in the consolidated financial statements, the following transactions took place between the Group and related parties in the normal course of business:

Group	Notes	2020			2019		
		Associates US\$'000	Investee companies US\$'000	Other related companies US\$'000	Associates US\$'000	Investee companies US\$'000	Other related companies US\$'000
Consolidated income statement							
Fee income:							
Asset management and administration fee		122	2,710	–	82	2,208	92
Arrangement and agency fee		–	746	708	–	551	687
Brokerage commission		–	528	–	–	510	–
Incentive fee		–	302	–	–	474	40
Investment returns:							
Realised gain on investments							
- Shipping		–	152	–	–	501	–
- Commercial office building		–	–	–	–	4,425	–
Property rental income		235	–	–	–	–	–
Interest income from participation in bridging loan	22	12	156	–	–	103	–
Other income		–	–	–	–	12	–
Interest expense on borrowings		–	–	–	–	44	–
Consolidated balance sheets							
Current							
Accounts receivable		32	432	9	30	295	6
Other receivable		28	–	–	–	–	–
Loans receivable		–	–	–	–	950	–
Accounts payable		3	1	–	–	–	–
Other payable		23	10	–	–	–	–
Corporate guarantees provided to banks/lenders	33(b)	–	4,538	–	–	4,788	–

Other related companies refer to shareholders of the Group, who fit the definition of related parties and entities invested by an investee company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the financial year ended 31 December 2020

36. Related party transactions (cont'd)**(b) Compensation of key management personnel and directors**

	Group	
	2020 US\$'000	2019 US\$'000
Short-term benefits	2,102	2,820
Employer's contribution to defined contribution plans	35	55
Other welfare and allowances	555	521
	2,692	3,396

Included in the above is total compensation to directors of the Group amounting to US\$1.5 million (2019: US\$2.1 million).

The compensation of directors and key management personnel is reviewed by the remuneration committee and is subject to the necessary approval.

37. Events occurring after the reporting period

On 11 March 2021, Vista Hotel Management Co., Ltd. ("VHM"), an associate of the Group, has applied for a Civil Rehabilitation Proceeding (Minji Saisei) (民事再生) (the "Minji Saisei Proceeding") under the laws and regulations of Japan.

Under the Minji Saisei Proceeding, VHM will be reducing its issued share capital to nil without compensation. Thereafter, VHM will be issuing new shares to sponsors (which are essentially parties who are willing to inject new capital) without the need for the approval of its pre-Minji Saisei Proceeding shareholders.

At this time, the Company has no intention of injecting further capital into VHM and is not involved in any decision of any other parties in relation to injecting further capital into VHM.

Given that the Company does not intend to be a sponsor under the Minji Saisei Proceeding, VHM, together with its wholly-owned subsidiary, Sun Vista Naha Co., Ltd., ("SVH") will cease to be associates of the Group as the result of the Minji Saisei Proceeding.

As VHM and SVH were loss-making in the financial year ended 31 December 2020, and the Group had taken all impairment in relation to its investment in the associates in financial year ended 31 December 2020 (Note 10), the cessation of VHM and SVH as associates are not expected to have any material financial impact to the Group.

38. Approval of the financial statements

The financial statements of the Group for the year ended 31 December 2020 were authorised for issue in accordance with a resolution of the directors on 15 March 2021.

STATISTICS OF SHAREHOLDINGS

As at 16 March 2021

SHARE CAPITAL

Number of Issued Shares	:	78,599,987
Class of Shares	:	Ordinary Shares
Voting Rights	:	One vote for every ordinary share

The Company has no subsidiary holdings and treasury shares as at 16 March 2021.

DISTRIBUTION OF SHAREHOLDERS BY SIZE OF SHAREHOLDINGS AS AT 16 MARCH 2021

SIZE OF SHAREHOLDINGS	NO. OF SHAREHOLDERS	% OF SHAREHOLDINGS	NO. OF SHARES	% OF SHAREHOLDINGS
1 - 99	43	1.42	1,251	0.00
100 - 1,000	726	24.06	379,570	0.48
1,001 - 10,000	1,703	56.43	6,315,043	8.03
10,001 - 1,000,000	535	17.73	23,223,249	29.55
1,000,001 - and above	11	0.36	48,680,874	61.94
Grand Total	3,018	100.00	78,599,987	100.00

TOP 20 LARGEST SHAREHOLDERS AS AT 16 MARCH 2021

	NAME OF SHAREHOLDER	NO. OF SHARES	% OF SHAREHOLDINGS
1	DBS VICKERS SECURITIES (SINGAPORE) PTE LTD	24,466,421	31.13
2	EVERGREEN INTERNATIONAL S.A.	7,031,250	8.95
3	HAM YONG KWAN	3,852,900	4.90
4	DBS NOMINEES PTE LTD	2,642,853	3.36
5	MICHIO TANAMOTO	2,370,468	3.02
6	MAYBANK KIM ENG SECURITIES PTE. LTD	1,903,224	2.42
7	LI YAN	1,709,755	2.18
8	KENJI FUKUYADO	1,350,000	1.72
9	YOSHIDA KAZUHIKO	1,342,968	1.71
10	NG HWEE KOON	1,008,455	1.28
11	MASAKI FUKUMORI	1,002,580	1.28
12	CITIBANK NOMINEES SINGAPORE PTE LTD	915,200	1.16
13	PHILLIP SECURITIES PTE LTD	887,785	1.13
14	LECK HANG WEI	850,000	1.08
15	UOB KAY HIAN PTE LTD	810,350	1.03
16	RAFFLES NOMINEES (PTE) LIMITED	526,785	0.67
17	OCBC NOMINEES SINGAPORE PTE LTD	412,503	0.52
18	OCBC SECURITIES PRIVATE LTD	392,395	0.50
19	CHAN CHEE MENG	360,900	0.46
20	TAN WEY LING	356,800	0.45
	TOTAL	54,193,592	68.95

STATISTICS OF SHAREHOLDINGS

As at 16 March 2021

SUBSTANTIAL SHAREHOLDERS AS AT 16 MARCH 2021

as shown in the Company's Register of Substantial Shareholders

Name of Substantial Shareholders	Shareholding registered in name of substantial shareholders and/or nominee		Other shareholdings in which substantial shareholders are deemed to have an interest	
	No of Shares	% of Issued Shares	No of Shares	% of Issued Shares
Yamasa Co., Ltd	–	–	23,582,116 ⁽¹⁾	30.00%
Evergreen International S.A.	7,031,250	8.95%	–	–
Ham Yong Kwan	4,614,500 ⁽²⁾	5.87%	–	–

Notes:-

- (1) Shares registered in the name of DBS Vickers Securities (Singapore) Pte Ltd
(2) 761,600 shares are registered in the name of UOB Kay Hian Pte Ltd

PUBLIC SHAREHOLDINGS

Based on the information available to the Company as at 16 March 2021, approximately 49.75% of the total number of issued shares of the Company is held by the public and therefore Rule 723 of the Listing rules of the SGX-ST is complied with.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Uni-Asia Group Limited (the "Company") will be held by way of electronic means on Friday, April 30, 2021 at 2.00 p.m. for the following business:

AS ORDINARY BUSINESS

- To receive and adopt the Directors' Statement and Audited Financial Statements for the financial year ended December 31, 2020 together with the Auditors' Report thereon. **(Resolution 1)**
- To declare a final one-tier tax-exempt dividend of S\$0.01 per ordinary share for the financial year ended December 31, 2020. **(Resolution 2)**
[See Explanatory Note (a)]
- To re-elect Mr. Kenji Fukuyado, a Director who is retiring by rotation in accordance with Article 94 of the Company's Constitution and who, being eligible, will offer himself for re-election. **(Resolution 3)**
[See Explanatory Note (b)]
- To re-elect Mr. Yukihiro Toda, a Director who is retiring by rotation in accordance with Article 94 of the Company's Constitution and who, being eligible, will offer himself for re-election. **(Resolution 4)**
[See Explanatory Note (b)]
- To re-elect Mr. Chan Kam Loon, a Director who is retiring by rotation in accordance with Article 94 of the Company's Constitution and who, being eligible, will offer himself for re-election. **(Resolution 5)**
Mr. Chan Kam Loon will, upon re-election as a Director of the Company, remain as a member of the Audit Committee and he will be considered independent for the purposes of Rule 704(8) of the Listing Manual of the Singapore Exchange Securities Trading Limited.
[See Explanatory Note (b)]
- To approve Directors' fees of S\$207,500 for the financial year ending December 31, 2021, payable quarterly in arrears (2020: S\$207,500). **(Resolution 6)**
[See Explanatory Note (c)]
- To re-appoint Messrs Ernst & Young as the Company's Auditors and to authorise the Directors to fix their remuneration. **(Resolution 7)**
- To transact any other ordinary business that may properly be transacted at an Annual General Meeting.

NOTICE OF ANNUAL GENERAL MEETING**AS SPECIAL BUSINESS**

To consider and if thought fit, to pass the following resolutions as Ordinary Resolutions, with or without any modifications:

9(i) Authority to allot and issue shares and to make or grant convertible instruments

"That pursuant to Section 161 of the Companies Act, Chapter 50 of Singapore (the "**Companies Act**"), the Listing Rules of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and the Company's Constitution, authority be and is hereby given to the Directors of the Company to:-

- (A) (i) issue shares of the Company ("**Shares**") whether by way of rights, bonus or otherwise, and/or
- (ii) make or grant offers, agreements or options (collectively "**Instruments**") that might or would require shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible into shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors of the Company may in their absolute discretion deem fit; and

- (B) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue shares in pursuance of any Instrument made or granted by the Directors of the Company while this Resolution was in force,

provided that:

- (a) the aggregate number of shares to be issued pursuant to this Resolution (including shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed one hundred per centum (100%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) of the Company (as calculated in accordance with sub-paragraph (b) below), of which the aggregate number of shares to be issued other than on a pro rata basis to shareholders of the Company (including shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed twenty per centum (20%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) of the Company (as calculated in accordance with sub-paragraph (b) below);
- (b) (subject to such manner of calculation as may be prescribed by the SGX-ST) for the purpose of determining the aggregate number of shares that may be issued under sub-paragraph (a) above, the total number of issued shares (excluding treasury shares and subsidiary holdings) shall be based on the total number of issued shares (excluding treasury shares and subsidiary holdings) of the Company at the time this Resolution is passed, after adjusting for:-
- (i) new shares arising from the conversion or exercise of any convertible securities which were issued and are outstanding or subsisting at the time this Resolution is passed;
- (ii) new shares arising from exercising share options or vesting of share awards which were issued and are outstanding or subsisting at the time this Resolution is passed, provided the options or awards were granted in compliance with the provisions of the Listing Manual of the SGX-ST; and
- (iii) any subsequent bonus issue, consolidation or subdivision of shares,

and, in sub-paragraph (a) above and this sub-paragraph (b), "subsidiary holdings" has the meaning given to it in the Listing Manual of the SGX-ST;

NOTICE OF ANNUAL GENERAL MEETING

- (c) in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the Constitution for the time being of the Company; and

- (d) (unless revoked or varied by the Company in general meeting) the authority conferred by this Resolution shall continue in force until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is the earlier" **(Resolution 8)**

9(ii) Authority to grant awards and to allot and issue shares under the Uni-Asia Group Performance Share Plan ("**PSP**")

"That approval be and is hereby given to the Directors of the Company to:

- (A) grant awards in accordance with the provisions of the PSP; and
- (B) allot and issue from time to time such number of fully paid-up shares ("Shares") as may be required to be delivered pursuant to the vesting of awards under the PSP,

provided that the aggregate number of Shares over which awards may be granted under the PSP on any date, when aggregated with the number of new shares allotted and issued and/or to be allotted and issued and issued shares (including treasury shares) delivered and/or to be delivered, pursuant to awards granted under the PSP, and any shares subject to any other share option or share incentive schemes of the Company, shall not exceed fifteen per centum (15%) of the total number of issued shares (excluding treasury shares and subsidiary holdings (as defined in the Listing Manual of the Singapore Exchange Securities Trading Limited) of the Company from time to time." **(Resolution 9)**

9(iii) Proposed Renewal of the Share Purchase Mandate

"That:

- (A) the exercise by the Directors of the Company of all the powers of the Company to purchase or otherwise acquire issued and fully paid-up ordinary shares in the capital of the Company ("**Shares**") not exceeding in aggregate the Prescribed Limit (as hereinafter defined), at such price(s) as may be determined by the Directors of the Company from time to time up to the Maximum Price (as hereinafter defined), whether by way of:
- (i) an on-market purchase ("**On-Market Purchase**") transacted through the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"); and/or
- (ii) an off-market purchase ("**Off-Market Purchase**") (if effected otherwise than on the SGX-ST) in accordance with any equal access scheme (as defined in Section 76C of the Companies Act, Chapter 50 of Singapore ("**Singapore Companies Act**")) as may be determined or formulated by the Directors of the Company as they consider it fit, which scheme shall satisfy all the conditions prescribed by the Singapore Companies Act and the listing rules of the SGX-ST,

and otherwise in accordance with all other laws, regulations and rules of the SGX-ST as may for the time being be applicable, be and is hereby authorised and approved generally and unconditionally (the "**Share Purchase Mandate**");

NOTICE OF ANNUAL GENERAL MEETING

(B) unless varied or revoked by an ordinary resolution of shareholders of the Company in general meeting, the authority conferred on the Directors of the Company pursuant to the Share Purchase Mandate may be exercised by the Directors of the Company at any time and from time to time during the period commencing from the passing of this Resolution and expiring on:

- (i) the date on which the next Annual General Meeting of the Company is held or required by law to be held;
- (ii) the date on which the authority conferred by the Share Purchase Mandate is revoked or varied; or
- (iii) the date on which the purchases or acquisitions of Shares pursuant to the Share Purchase Mandate are carried out to the full extent mandated,

whichever is the earliest;

(C) in this Resolution:

"Prescribed Limit" means the number (subject to any proportionate adjustments as may result from any capital subdivision and/or consolidation of the Company) of issued Shares representing ten per centum (10%) of the total number of issued Shares (excluding treasury shares and subsidiary holdings (as defined in the Listing Manual of the SGX-ST) of the Company as at the date of the passing of this Resolution; and

"Maximum Price" in relation to a Share to be purchased or acquired, means an amount (excluding related brokerage, commission, clearance fees, stamp duties, applicable goods and services tax and other related expenses) not exceeding:

- (i) in the case of an On-Market Purchase, five per centum (5%) above the average of the closing market prices of the Shares over the last five market days on the SGX-ST, on which transactions in the Shares were recorded immediately preceding the day of the On-Market Purchase and deemed to be adjusted for any corporate action occurring during such five market day period and the date of the On-Market Purchase by the Company; and
- (ii) in the case of an Off-Market Purchase, twenty per centum (20%) above the average of the closing market prices of the Shares over the last five market days on the SGX-ST, on which transactions in the Shares were recorded immediately preceding the day on which the Company makes an announcement of an offer under an equal access scheme; and

(D) the Directors of the Company and each of them be and are hereby authorised to complete and do all such acts and things (including executing such documents, as may be required) as they or he may consider expedient or necessary to give effect to the transactions contemplated by this Resolution." **(Resolution 10)**

9(iv) Proposed Renewal of the Shareholders' Mandate for Interested Person Transactions

"That:

(A) approval be and is hereby given, for the purposes of Chapter 9 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**Chapter 9**"), for the Company, its subsidiaries and associated companies that are considered to be "entities at risk" (as that term is used in Chapter 9), or any of them, to enter into any of the transactions falling within the types of interested person transactions described in the Appendix to Notice of Annual General Meeting dated April 15, 2021 ("**Appendix**"), with any party who

NOTICE OF ANNUAL GENERAL MEETING

is of the class or classes of interested persons described in the Appendix, provided that such transactions are made on normal commercial terms and in accordance with the review procedures for such interested person transactions (the "**IPT Mandate**");

- (B) the IPT Mandate shall, unless revoked or varied by the Company in general meeting, continue in force until the conclusion of the next Annual General Meeting of the Company; and
- (C) the Directors of the Company be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) as they may consider expedient or necessary or in the interests of the Company to give effect to the IPT Mandate and/or this Resolution. **(Resolution 11)**

By Order of the Board

Joanna Lim Lan Sim
Company Secretary

Singapore, April 15, 2021

Notes:

- (1) This Annual General Meeting ("**AGM**") is being convened, and will be held, by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020.
- (2) Alternative arrangements relating to attendance at the AGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the AGM in advance of the AGM, addressing of substantial and relevant questions before or at the AGM and voting by appointing the Chairman of the AGM as proxy at the AGM, are set out in the accompanying Company's announcement dated April 15, 2021 which has been uploaded on SGXNET on the same day. The announcement and Notice of AGM may also be assessed at the Company's website at <http://uniasia.listedcompany.com/home.html>.
- (3) **In view of the current COVID-19 control measures in Singapore, a member will not be able to attend the AGM in person. A member (whether individual or corporate) must appoint the Chairman of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM.** The Proxy Form is available on SGXNET and the Company's website at <http://uniasia.listedcompany.com/home.html>.
- (4) The Chairman of the AGM, as proxy, need not be a member of the Company.
- (5) The Proxy Form must be submitted in the following manner:
 - (a) if submitted electronically, be submitted via email to the Company's Share Registrar, Tricor Barbinder Share Registration Services at sg.is.proxy@sg.tricorglobal.com; or
 - (b) if submitted by post, be deposited at the office of the Company's Share Registrar, Tricor Barbinder Share Registration Services at 80 Robinson Road #11-02 Singapore 068898,

in either case, by 2.00 p.m. on April 27, 2021.

A member who wishes to submit a Proxy Form must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

In view of the current COVID-19 situation in Singapore, members are strongly encouraged to submit completed Proxy Forms electronically via email.

NOTICE OF ANNUAL GENERAL MEETING

- (6) The Annual Report 2020, the Notice of AGM and accompanying Appendix and Proxy Form may be accessed on the Company's corporate website at <http://uniasia.listedcompany.com/home.html> and on the SGX's website at <https://www.sgx.com/securities/company-announcements>.

Explanatory Notes

- (a) In relation to Resolution 2 proposed under item 2 above, the duly completed transfers received by the Company's Share Registrar, Tricor Barbinder Share Registration Services, at 80 Robinson Road, #11-02 Singapore 068898 up to 5.00 p.m. on May 20, 2021 will be registered to determine shareholders' entitlement to the proposed dividend. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with shares as at 5.00 p.m. on May 20, 2021 will be entitled to the proposed dividend.

The proposed dividend, if approved by shareholders at the forthcoming Annual General Meeting of the Company, will be paid on May 31, 2021.

- (b) In relation to Resolutions 3 to 5 proposed under items 3 to 5 above, the detailed information on Mr. Kenji Fukuyado, Mr. Yukihito Toda and Mr. Chan Kam Loon is set out in the section entitled "Board of Directors" and Table 3 in the "Corporate Governance Report" section of the Company's 2020 Annual Report.

Mr. Chan Kam Loon has no shareholdings in the Company and its related corporations, and has no relationships with the Company, its substantial shareholders or its officers. Mr. Chan is considered independent by the Board.

- (c) In relation to Ordinary Resolution 6 proposed in item 6 above, the Board of Directors proposes the payment of directors' fees to all Independent Non-Executive Directors to be approved by shareholders in advance during the forthcoming Annual General Meeting. Upon approval, the directors' fees would then be paid in arrears on a quarterly basis by the Company.

Statement Pursuant to Article 57 of the Company's Constitution

The effect of the resolutions under the heading "Special Business" in this Notice of the Annual General Meeting is:-

- (i) Resolution 8 proposed in item 9(i) above, if passed, will empower the Directors of the Company (unless varied or revoked by the Company in general meeting) from the date of this Annual General Meeting until the date of the next Annual General Meeting, or the date by which the next Annual General Meeting is required by law to be held, whichever is the earlier, to issue shares and to make or grant instruments (such as warrants or debentures) convertible into shares and issue shares in pursuance of such instruments. The number of shares (including shares to be issued in pursuance of instruments made or granted) that the Directors of the Company may issue under Resolution 8 shall not exceed one hundred per centum (100%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) of the Company at the time of the passing of Resolution 8, of which up to twenty per centum (20%) may be issued other than on a pro rata basis to the shareholders. The aggregate number of shares which may be issued shall be based on the total number of issued shares (excluding treasury shares and subsidiary holdings) of the Company at the time that Resolution 8 is passed, after adjusting for (a) new shares arising from the conversion or exercise of any convertible securities or share options or vesting of share awards which were issued and are outstanding or subsisting at the time that Resolution 8 is passed, and (b) any subsequent bonus issue or consolidation or subdivision of shares. As at 16 March 2021 (the "**Latest Practicable Date**"), the Company had no treasury shares and subsidiary holdings.

On 8 April 2020, SGX RegCo issued a news release which introduced measures to support issuers amid the challenging business and economic climate due to COVID-19, including enabling the acceleration of fund-raising efforts by allowing Mainboard issuers to provisionally seek a general mandate for an issue of shares and convertible securities on a pro rata basis of up to an aggregate of 100% of its issued shares (excluding treasury shares and subsidiary holdings), versus 50% previously (the "**Enhanced Share Issue Limit**"). On 16 March 2021, SGX RegCo announced that the availability of the Enhanced Share Issue Limit would be extended for Mainboard issuers (from 31 December 2021 previously) to the conclusion of the next annual general meeting or the date by which the next annual general meeting is required by law of the Listing Manual of the SGX-ST to be held, whichever is the earliest.

The Company is proposing to avail itself of these measures and to seek shareholders' approval for a general mandate with an Enhanced Share Issue Limit at the upcoming AGM. The Board of Directors is of the view that it would be in the interest of the Company and its shareholders to do so in the event that circumstances evolve amid the COVID-19 situation to such an extent that a 50% limit for pro rata issues is no longer sufficient to meet the Company's needs. If this were to occur and no Enhanced Share Issue Limit were to be in place, fund raising efforts would otherwise be unnecessarily hampered and compromised by the time needed to obtain shareholders' approval to issue shares above the 50% threshold.

The Enhanced Share Issue Limit will expire at the conclusion of the next Annual General Meeting of the Company in year 2022 (the "**2022 AGM**") or the date by which the 2022 AGM is required by law or the Listing Manual of the SGX-ST to be held, whichever is the earliest. Any extension of time which may be obtained for the holding of the 2022 AGM will be disregarded in determining the expiry date of the Enhanced Share Issue Limit. If the Company subsequently changes its financial year end, the expiry date of the Enhanced Share Issue Limit will be the date by which the 2022 AGM would have been required by law or the Listing Manual of the SGX-ST to be held, whichever is the earlier, assuming no change to the financial year end. By the expiry date of the Enhanced Share Issue Limit, the shares and/or convertible securities issued pursuant to the Enhanced Share Issue Limit must be listed, and no further shares and/or convertible securities shall be issued under this limit.

The Company will notify SGX RegCo, by way of email to enhancedsharelimit@sgx.com, of the date on which the general share issue mandate with the Enhanced Share Issue Limit has been approved by shareholders.

NOTICE OF ANNUAL GENERAL MEETING

- (ii) Resolution 9 proposed in item 9(ii) above, if passed, will authorise the Directors of the Company to grant awards and to allot and issue new Shares pursuant to the Uni-Asia Group Performance Share Plan ("**PSP**"), provided that the aggregate number of Shares over which awards may be granted under the PSP on any date, when aggregated with the number of new shares allotted and issued and/or to be allotted and issued and issued shares (including treasury shares) delivered and/or to be delivered, pursuant to awards granted under the PSP, and any shares subject to any other share option or share incentive schemes of the Company, shall not exceed fifteen per centum (15%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) of the Company from time to time.

- (iii) Resolution 10 proposed in item 9(iii) above, if passed, will authorise the Directors of the Company to make on-market and off-market purchases or acquisitions of Shares of up to 10 per centum (10%) of the issued Shares (excluding treasury shares and subsidiary holdings) (ascertained as at the date of the passing of Resolution 10 above) at such price(s) up to the Maximum Price (as defined in Resolution 10 above) and will empower the Directors of the Company to do all acts necessary to give effect to the Share Purchase Mandate (as defined in Resolution 10 above).

The Company may use internal resources and/or external borrowings to finance purchases or acquisitions of its Shares pursuant to the Share Purchase Mandate. The amount of financing required for the Company to purchase or acquire its Shares, and the impact on the Company's financial position, cannot be ascertained as at the date of this Notice as these will depend on the number of Shares purchased or acquired and the price at which such Shares were purchased or acquired and whether the Shares purchased or acquired are held in treasury or cancelled.

Based on the number of issued and paid-up Shares as at the Latest Practicable Date, the purchase or acquisition by the Company of up to the maximum limit of 10 per centum (10%) of its issued Shares will result in the purchase or acquisition of 7,859,998 Shares.

In the case of an On-Market Purchase (as defined in Resolution 10 above) by the Company and assuming that the Company purchases or acquires 7,859,998 Shares at the Maximum Price of S\$0.596 per share (being five per centum (5%) above the average of the closing market prices of the Shares for the five market days on which the Shares were traded on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") immediately preceding the Latest Practicable Date), the maximum amount of funds required for the purchase or acquisition of the 7,859,998 Shares is approximately S\$4,684,559 (or approximately US\$3,495,940 after translation based on an exchange rate of US\$1.00 to S\$1.34).

In the case of an Off-Market Purchase (as defined in Resolution 10 above) by the Company and assuming that the Company purchases or acquires 7,859,998 Shares at the Maximum Price of S\$0.682 per Share (being twenty per centum (20%) above the average of the closing market prices of the Shares for the five market days on which the Shares were traded on the SGX-ST immediately preceding the Latest Practicable Date), the maximum amount of funds required for the purchase or acquisition of the 7,859,998 Shares is approximately S\$5,360,519 (or approximately US\$4,000,387 after translation based on an exchange rate of US\$1.00 to S\$1.34).

The financial effects on the Company and the Group arising from the purchase or acquisition of such Shares made pursuant to the Share Purchase Mandate, based on the audited financial statements of the Company, and the Company and its subsidiaries, for the financial year ended 31 December 2020, based on certain assumptions, are set out in the Appendix to the Notice of Annual General Meeting dated April 15, 2021 ("**Appendix**"). Please refer to the Appendix for more details.

- (iv) Resolution 11 proposed in item 9(iv) above is to renew the mandate to enable the Company, its subsidiaries and associated companies which are considered to be "entities at risk" under Chapter 9 of the Listing Manual of the SGX-ST, or any of them, to enter into certain interested person transactions with specified classes of interested persons, as described in the Appendix. Please refer to the Appendix for more details.

PERSONAL DATA PRIVACY

By submitting an instrument appointing the Chairman of the AGM to attend, speak and vote at the AGM and/or any adjournment thereof, a member of the Company consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of the appointment of the Chairman of the AGM as proxy for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance list, minutes and other documents relating to the AGM (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines.

ADDITIONAL INFORMATION ON AGM TO BE HELD BY ELECTRONIC MEANS

ADDITIONAL INFORMATION ON ANNUAL GENERAL MEETING ON 30 APRIL 2021 ("AGM") TO BE HELD BY WAY OF ELECTRONIC MEANS

1. **Background.** The Board of Directors (the "**Board**") of Uni-Asia Group Limited (the "**Company**") refers to:
 - (a) the COVID-19 (Temporary Measures) Act 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed companies in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means;
 - (b) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the "**Order**") which sets out the alternative arrangements in respect of, *inter alia*, general meetings of companies; and
 - (c) the joint statement by the Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation of 13 April 2020 (and subsequently updated on 27 April 2020, 22 June 2020 and 1 October 2020) which provides guidance on the conduct of general meetings amid the evolving COVID-19 situation during the period from 27 March 2020 to 30 June 2021.

2. **Date, time and conduct of AGM.** The Company wishes to announce that pursuant to the Order, the AGM will be convened and held on Friday, 30 April 2021 at 2.00 p.m. (Singapore time) by way of electronic means to transact the business set out in the AGM Notice.

The Company's Executive Chairman, Mr. Michio Tanamoto, will conduct the proceedings of the AGM. Substantial and relevant questions that are submitted by shareholders in advance will be addressed at the AGM or through an SGXNet announcement to be released before the AGM.

3. **Notice of AGM and proxy form.** The Notice of AGM and proxy form will be sent to shareholders by electronic means via publication on the Company's corporate website and will also be made available on the SGX website¹.
4. **No personal attendance at AGM.** As the AGM will be held by way of electronic means, **shareholders will not be able to attend the AGM in person.**
5. **Alternative arrangements for participation at the AGM.** Shareholders may participate at the AGM by:
 - (a) observing and/or listening to the AGM proceedings via live audio-visual webcast or live audio-only stream;
 - (b) submitting questions in advance of the AGM; and
 - (c) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

Details of the steps for pre-registration, pre-submission of questions and voting at the AGM by shareholders, including CPF and SRS investors, are set out in the Appendix to this announcement. In addition, CPF and SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by **2.00 p.m. on 21 April 2021**. There will be no "live" voting at the AGM.

¹ The Notice of AGM and proxy form may be accessed on the Company's corporate website at <http://uniasia.listedcompany.com/home.html> and on the SGX website at <https://www.sgx.com/securities/company-announcements>.

ADDITIONAL INFORMATION ON AGM TO BE HELD BY ELECTRONIC MEANS

6. **Persons who hold shares through relevant intermediaries.** Persons who hold the Company's shares through relevant intermediaries (as defined in section 181 of the Companies Act, Chapter 50 of Singapore), other than CPF and SRS investors, and who wish to participate in the AGM by:
 - (a) observing and/or listening to the AGM proceedings via live audio-visual webcast or live audio-only stream;
 - (b) submitting questions in advance of the AGM; and/or
 - (c) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM,
 should contact the relevant intermediary through which they hold such shares as soon as possible in order for the necessary arrangements to be made for their participation in the AGM.
7. **Annual Report.** The Annual Report (which includes the Appendix to the Notice of AGM in relation to the proposed renewal of the share purchase mandate and the proposed renewal of the shareholders' mandate for interested person transactions) dated 15 April 2021 has been published and is available on the Company's corporate website at <http://uniasia.listedcompany.com/ar.html>.
8. **Key dates/deadlines.** In summary, the key dates/deadlines which shareholders should take note of are set out in the table below:

Key dates	Actions
15 April 2021 (Thursday)	Shareholders may begin to pre-register at https://septusasia.com/uni-asia-fy2020agm for live audio-visual webcast/live audio-only stream of the AGM proceedings
2.00 p.m. on 21 April 2021 (Wednesday)	Deadline for CPF or SRS investors who wish to appoint the Chairman of the AGM as proxy to approach their respective CPF Agent Banks or SRS Operators to submit their votes.
2.00 p.m. on 27 April 2021 (Tuesday)	Deadline for shareholders to: <ul style="list-style-type: none"> • submit questions in advance • pre-register for live audio-visual webcast/live audio-only stream of the AGM proceedings; and • submit proxy forms
2.00 p.m. on 29 April 2021 (Thursday)	Authenticated shareholders will receive an email which will contain user ID and password details, as well as the link to access the live audio-visual webcast and a Singapore telephone number to access the live audio-only stream of the AGM proceedings (the " Confirmation Email "). Shareholders who do not receive the Confirmation Email by 2.00 p.m. on 29 April 2021 , but have registered by the 27 April 2021 deadline should contact Company at webcast@septusasia.com .
Date and time of AGM - 2.00 p.m. on 30 April 2021 (Friday)	<ul style="list-style-type: none"> • Click on the link in the Confirmation Email and enter the user ID and password to access the live audio-visual webcast of the AGM proceedings; or • Call the Singapore telephone number in the Confirmation Email to access the live audio-only stream of the AGM proceedings
5.00 p.m. on 20 May 2021 (Thursday)	Record date for determining entitlements to final dividend, subject to shareholders' approval at the AGM
31 May 2021 (Monday)	Payment date for final dividend, subject to shareholders' approval at the AGM

ADDITIONAL INFORMATION ON AGM TO BE HELD BY ELECTRONIC MEANS

9. **Important reminder.** Due to the constantly evolving COVID-19 situation in Singapore, the Company may be required to make further changes to its arrangements for the AGM at short notice. Shareholders should check SGXNet for the latest updates on the status of the AGM.

The Company would like to thank all shareholders for their patience and co-operation in enabling the Company to hold its AGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

For and on behalf of
Uni-Asia Group Limited
15 April 2021

ADDITIONAL INFORMATION ON AGM TO BE HELD BY ELECTRONIC MEANS

Steps for pre-registration, pre-submission of questions and voting at the AGM

Shareholders will be able to observe and/or listen to the AGM proceedings through a live audio-video webcast or live audio-only stream via their mobile phones, tablets or computers, submit questions in advance of the AGM and vote by appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

To do so, they will need to complete the following steps:

No.	Steps	Details
1.	Pre-registration	<p>Shareholders must pre-register at the pre-registration website at https://septusasia.com/uni-asia-fy2020agm from 15 April 2021 up to 2.00 p.m. on 27 April 2021 to enable the Company to verify their status as shareholders.</p> <p>Following the verification, authenticated shareholders will receive an email by 2.00 p.m. on 29 April 2021. The email will contain user ID and password details.</p> <p>Shareholders who do not receive an email by 2.00 p.m. on 29 April 2021, but have registered by the 27 April 2021 deadline should email the Company at webcast@septusasia.com.</p>
2.	Submit questions in advance	<p>Shareholders will not be able to ask questions at the AGM live during the webcast or audio-stream, and therefore it is important for shareholders to pre-register and submit their questions in advance of the AGM.</p> <p>Submission of questions. Shareholders can submit questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the AGM, in advance of the AGM, in the following manner:</p> <p>(a) via pre-registration website. Shareholders who pre-register to observe and/or listen to the AGM proceedings may submit their questions via the pre-registration website at https://septusasia.com/uni-asia-fy2020agm.</p> <p>(b) Via email. Shareholders may submit their questions via email to the Company at webcast@septusasia.com;</p> <p>When sending in questions via email, please provide the Company with the following details:</p> <ul style="list-style-type: none"> • your full name; • number of shares in the Company held; and • the manner in which you hold shares in the Company (e.g. via CDP, CPF or SRS). <p>Deadline to submit questions. All questions must be submitted by 2.00 p.m. on 27 April 2021.</p>

ADDITIONAL INFORMATION ON AGM TO BE HELD BY ELECTRONIC MEANS

No.	Steps	Details
		<p>Addressing questions. The Company will endeavour to address all substantial and relevant questions received from shareholders either during the AGM through live audio-visual webcast and live audio-only stream, or through an SGXNet announcement to be released prior to the AGM.</p> <p>Minutes of AGM. The Company will publish the minutes of the AGM on the Company's corporate website and on SGXNet, and the minutes will include the responses to substantial and relevant questions from shareholders which are addressed during the AGM.</p>
3.	Submit proxy forms to vote	<p>Appointment of Chairman of the AGM as proxy. Shareholders will not be able to vote during the "live" audio-visual webcast or "live" audio-only stream of the AGM proceedings. Shareholders (whether individual or corporate) who pre-register to observe and/or listen to the AGM proceedings and wish to vote on the resolutions to be tabled at the AGM must appoint the Chairman of the AGM as their proxy to attend, speak and vote on their behalf at the AGM, in accordance with the instructions on the proxy form.</p> <p>Specific voting instructions to be given. Shareholders must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the proxy form, failing which the appointment of the Chairman of the AGM as proxy for that resolution will be treated as invalid.</p> <p>Submission of proxy forms. Proxy forms must be submitted in the following manner:</p> <p>(a) if submitted by post, be lodged with the Company's Share Registrar, Tricor Barbinder Share Registration Service, at 80 Robinson Road #11-02, Singapore 068898; or</p> <p>(b) if submitted electronically, be submitted via email to the Company's Share Registrar at sg.is.proxy@sg.tricorglobal.com,</p> <p>in either case, by 2.00 p.m. on 27 April 2021.</p> <p>A shareholder who wishes to submit a proxy form must first download, complete and sign the proxy form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.</p> <p>In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for shareholders to submit completed proxy forms by post, shareholders are strongly encouraged to submit completed proxy forms electronically via email.</p> <p>CPF or SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 2.00 p.m. on 21 April 2021.</p>

ADDITIONAL INFORMATION ON DIRECTORS SEEKING RE-ELECTION

Mr. Kenji Fukuyado, Mr. Yukihiro Toda and Mr. Chan Kam Loon are the Directors seeking re-election at the forthcoming Annual General Meeting of the Company to be convened on Friday, April 30, 2021 ("AGM") (collectively, the "Retiring Directors" and each a "Retiring Director").

Pursuant to Rule 720(6) of the Listing Manual of the SGX-ST, the following is the information relating to the Retiring Directors as set out in Appendix 7.4.1 to the Listing Manual of the SGX-ST:

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
Date of Initial Appointment	1 March 2018	1 March 2018	1 March 2018
Date of last re-election	27 April 2018	27 April 2018	26 April 2019
Age	57	58	60
Country of principal residence	Hong Kong	Japan	Singapore
The Board's comments on this appointment (including rationale, selection criteria, and the search and nomination process)	The re-election of Mr. Kenji Fukuyado as the Executive Director was recommended by the Nominating Committee ("NC") and the Board has accepted the recommendation after taking into consideration his qualifications, expertise, past experiences and overall contribution since he was appointed as a Director of the Company.	The re-election of Mr. Yukihiro Toda as the Executive Director was recommended by the Nominating Committee ("NC") and the Board has accepted the recommendation after taking into consideration his qualifications, expertise, past experiences and overall contribution since he was appointed as a Director of the Company.	The re-election of Mr. Chan Kam Loon as the Independent Non-Executive Director was recommended by the Nominating Committee ("NC") and the Board has accepted the recommendation after taking into consideration his qualifications, expertise, past experiences and overall contribution since he was appointed as a Director of the Company.
Whether appointment is executive, and if so, the area of responsibility	Executive	Executive	Non-Executive
Job Title (e.g. Lead ID, AC Chairman, AC Member etc.)	Executive Director and Chief Executive Officer	Executive Director	Independent Non-Executive Director, Chairman of the Nominating Committee and a Member of both the Audit and Remuneration Committees
Professional qualifications	Bachelor of Laws Degree from Waseda University in 1987	Bachelor of Economics Degree from Yokohama National University in 1985	Degree in Accounting and Finance from the London School of Economics Chartered Accountants of the Institute of England and Wales

ADDITIONAL INFORMATION ON DIRECTORS SEEKING RE-ELECTION

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
Working experience and occupation(s) during the past 10 years	<p>Over 30 years of experience in the finance industry, including structured finance such as tax lease, asset finance, loan syndication, corporate finance and asset management</p> <p>May 2003 to Dec 2005 - Managing Director of Uni-Asia Finance Corporation (Japan)</p> <p>Jan 2006 to Dec 2009 - Head of Structure Finance Department</p> <p>Jan 2010 to Jan 2013 - Head of Maritime Investment Department</p> <p>Feb 2013 to Feb 2018 – Managing Director</p> <p>Between 1987 and 1998, he worked for The Hokkaido Takushoku Bank, Ltd.</p>	<p>Chief Investment Officer of Uni-Asia Capital (Japan) Ltd. since February 2000.</p> <p>From 1985 to 1998, he worked for The Hokkaido Takushoku Bank, Ltd. in Tokyo, Korea and Hong Kong, and HSBC Securities Tokyo Branch.</p>	<p>Experience in accounting and audit with KPMG London and PWC Singapore.</p> <p>Investment banking with Morgan Grenfell Asia and HG Asia Securities and was a director of private equity investments at Suez Asia Holdings.</p> <p>Head of the Listing Function of Markets Group at the Singapore Exchange for 3 years.</p>
Shareholding interest in the listed issuer and its subsidiaries	1,350,000 ordinary shares	93,105 ordinary shares	None
Any relationship (including immediate family relationships) with any existing director, existing executive officer, the issuer and/or substantial shareholder of the listed issuer or of any of its principal subsidiaries.	Executive Director and shareholder of the Company	Executive Director and shareholder of the Company	No
Conflict of Interest (including any competing business)	No	No	No
Undertaking (in the format set out in Appendix 7.7) under Rule 720(1) has been submitted to the listed issuer	Yes	Yes	Yes

ADDITIONAL INFORMATION ON DIRECTORS SEEKING RE-ELECTION

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
Other Principal Commitments Including Directorships	<p>Full time employment with the Uni-Asia Group Limited</p> <ul style="list-style-type: none"> • Fulgida Bulkship S.A. • Florida Containership S.A • Fortuna Containership S.A • Stella Bulkship S.A • Tiara Bulkship S.A • Victoria Bulkship S.A. • Unicorn Bulkship S.A. • Hope Bulkship S.A. • Imperial Bulkship S.A. • Jade Bulkship S.A. • Karat Bulkship S.A. • Jubilee Bulkship S.A. • Mable Bulkship S.A. • Nora Bulkship S.A. • Matin Shipping Ltd. • Luna Bulkship S.A. • Panmax Tanker S.A. • Akebono Capital Limited • Joule Asset Management (Pte.) Limited 	<p>Full time employment with the Uni-Asia Group Limited</p> <p>Nil</p>	<p>Nil</p> <ul style="list-style-type: none"> • China Gaoxian Fibre Fabric Holdings Ltd • Z-Obee Holdings Ltd • Vashion Group Ltd
Past (for the last 5 years)	<ul style="list-style-type: none"> • Uni-Asia Group Limited • Uni-Asia Holdings Limited • Uni-Asia Capital (Japan) Ltd. • Uni-Asia Shipping Limited • Uni Ships and Management Limited • Uni-Asia Capital Company Limited • Uni-Asia Hotels Limited • Uni-Prosperous Capital Investment Limited • Uni-Asia Fund Management Company Ltd • Vista Hotel Management Co., Ltd • Uni-Asia Capital (Singapore) Limited • Uni-Asia Investment Ltd. 	<ul style="list-style-type: none"> • Uni-Asia Group Limited • Uni-Asia Holdings Limited • Uni-Asia Capital (Japan) Ltd 	<ul style="list-style-type: none"> • Uni-Asia Group Limited • Sarine Technologies Ltd • Megachem Ltd • Hupsteel Ltd • Jiutian Chemical Group Ltd
Present	<ul style="list-style-type: none"> • Uni-Asia Group Limited • Uni-Asia Holdings Limited • Uni-Asia Capital (Japan) Ltd. • Uni-Asia Shipping Limited • Uni Ships and Management Limited • Uni-Asia Capital Company Limited • Uni-Asia Hotels Limited • Uni-Prosperous Capital Investment Limited • Uni-Asia Fund Management Company Ltd • Vista Hotel Management Co., Ltd • Uni-Asia Capital (Singapore) Limited • Uni-Asia Investment Ltd. 	<ul style="list-style-type: none"> • Uni-Asia Group Limited • Uni-Asia Holdings Limited • Uni-Asia Capital (Japan) Ltd 	<ul style="list-style-type: none"> • Uni-Asia Group Limited • Sarine Technologies Ltd • Megachem Ltd • Hupsteel Ltd • Jiutian Chemical Group Ltd

**ADDITIONAL INFORMATION ON
DIRECTORS SEEKING RE-ELECTION**

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
Disclose the following matters concerning an appointment of director, chief executive officer, chief financial officer, chief operating officer, general manager or other officer of equivalent rank. If the answer to any question is "yes", full details must be given.			
a) Whether at any time during the last 10 years, an application or a petition under any bankruptcy law of any jurisdiction was filed against him or against a partnership of which he was a partner at the time when he was a partner or at any time within 2 years from the date he ceased to be a partner?	No	No	No
b) Whether at any time during the last 10 years, an application or a petition under any law of any jurisdiction was filed against an entity (not being a partnership) of which he was a director or an equivalent person or a key executive, at the time when he was a director or an equivalent person or a key executive of that entity or at any time within 2 years from the date he ceased to be a director or an equivalent person or a key executive of that entity, for the winding up or dissolution of that entity or, where that entity is the trustee of a business trust, that business trust, on the ground of insolvency?	No	No	No

**ADDITIONAL INFORMATION ON
DIRECTORS SEEKING RE-ELECTION**

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
c) Whether there is any unsatisfied judgement against him?	No	No	No
d) Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving fraud or dishonesty which is punishable with imprisonment, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such purpose?	No	No	No
e) Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such breach?	No	No	No

**ADDITIONAL INFORMATION ON
DIRECTORS SEEKING RE-ELECTION**

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
f) Whether at any time during the last 10 years, judgement has been entered against him in any civil proceedings in Singapore or elsewhere involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or a finding of fraud, misrepresentation or dishonesty on his part, or he has been the subject of any civil proceedings (including any pending civil proceedings of which he is aware) involving an allegation of fraud, misrepresentation or dishonesty on his part?	No	No	No
g) Whether he has ever been convicted in Singapore or elsewhere of any offence in connection with the formation or management of any entity or business trust?	No	No	No
h) Whether he has ever been disqualified from acting as a director or an equivalent person of any entity (including the trustee of a business trust), or from taking part directly or indirectly in the management of any entity or business trust?	No	No	No

**ADDITIONAL INFORMATION ON
DIRECTORS SEEKING RE-ELECTION**

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
i) Whether he has ever been the subject of any order, judgement or ruling of any court, tribunal or governmental body, permanently or temporarily enjoining him from engaging in any type of business practice or activity?	No	No	No
j) Whether he has ever, to his knowledge, been concerned with the management or conduct, in Singapore or elsewhere, of the affairs of:- i. any corporation which has been investigated for a breach of any law or regulatory requirement governing corporations in Singapore or elsewhere; or ii. any entity (not being a corporation) which has been investigated for a breach of any law or regulatory requirement governing such entities in Singapore or elsewhere; or	No	No	No

**ADDITIONAL INFORMATION ON
DIRECTORS SEEKING RE-ELECTION**

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
<p>iii. any business trust which has been investigated for a breach of any law or regulatory requirement governing business trusts in Singapore or elsewhere; or</p> <p>iv. any entity or business trust which has been investigated for a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere</p> <p>in connection with any matter occurring or arising during that period when he was so concerned with the entity or business trust?</p>	No	No	No
k) Whether he has been the subject of any current or past investigation or disciplinary proceedings, or has been reprimanded or issued any warning, by the Monetary Authority of Singapore or any other regulatory authority, exchange, professional body or government agency, whether in Singapore or elsewhere?	No	No	No

**ADDITIONAL INFORMATION ON
DIRECTORS SEEKING RE-ELECTION**

Appendix 7.4.1 Disclosure	Mr. Kenji Fukuyado	Mr. Yukihiro Toda	Mr. Chan Kam Loon
Disclosure applicable to the appointment of Director only			
<p>Any prior experience as a director of a listed company?</p> <p>If yes, please provide details of prior experience.</p> <p>If no, please state if the director has attended or will be attending training on the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange.</p> <p>Please provide details of relevant experience and the nominating committee's reasons for not requiring the director to undergo training as prescribed by the Exchange (if applicable).</p>	N.A.	N.A.	N.A.

If you are in any doubt as to the contents herein or as to the course of action that you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

If you have sold or transferred all of your shares in the capital of Uni-Asia Group Limited (the “**Company**”), you should immediately forward this Appendix together with the Notice of Annual General Meeting and the accompanying Proxy Form to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.

The Singapore Exchange Securities Trading Limited assumes no responsibility for the correctness of any of the statements made, reports contained or opinions expressed in this Appendix.



UNI-ASIA GROUP LIMITED

Company Registration No.: 201701284Z
Incorporated in the Republic of Singapore

APPENDIX TO THE
NOTICE OF ANNUAL GENERAL MEETING
DATED 15 APRIL 2021

CONTENTS

	Page
1. INTRODUCTION.....	194
2. THE PROPOSED RENEWAL OF THE SHARE PURCHASE MANDATE.....	194
3. THE PROPOSED RENEWAL OF THE SHAREHOLDERS’ MANDATE FOR INTERESTED PERSON TRANSACTIONS.....	207
4. DIRECTORS’ RECOMMENDATIONS.....	215
5. RESPONSIBILITY STATEMENT.....	215
6. DOCUMENTS AVAILABLE FOR INSPECTION.....	215

DEFINITIONS

In this Appendix, the following definitions apply throughout unless otherwise stated:

"2020 AGM"	:	The annual general meeting of the Company held on 4 June 2020
"2020 Appendix"	:	The appendix to the notice of the 2020 AGM dated 15 April 2020
"2021 AGM"	:	The annual general meeting of the Company to be held on 30 April 2021
"Approval Date"	:	The date of the forthcoming 2021 AGM at which the renewal of the Share Purchase Mandate is proposed to be approved
"Audit Committee"	:	The audit committee of the Company, comprising Lee Gee Aik, Philip Chan Kam Loon and Juliana Lee Kim Lian
"CDP"	:	The Central Depository (Pte) Limited
"Code"	:	The Singapore Code on Take-overs and Mergers, as amended, modified or supplemented from time to time
"Companies Act"	:	The Companies Act, Chapter 50 of Singapore
"Company"	:	Uni-Asia Group Limited
"Directors"	:	The directors of the Company from time to time
"EPS"	:	Earnings per Share
"Group"	:	The Company and its subsidiaries, collectively
"Independent Directors"	:	The Directors who are considered to be independent in relation to the proposed renewal of the Shareholders' Mandate for Interested Person Transactions, being, as at the Latest Practicable Date, Michio Tanamoto, Kenji Fukuyado, Masahiro Iwabuchi, Yukihiro Toda, Lee Gee Aik, Philip Chan Kam Loon and Juliana Lee Kim Lian
"Latest Practicable Date"	:	16 March 2021, being the latest practicable date prior to the printing of this Appendix
"Listing Manual"	:	The listing manual of the SGX-ST, as amended and modified from time to time
"Listing Rules"	:	The listing rules of the SGX-ST as set out in the Listing Manual
"Market Day"	:	A day on which the SGX-ST is open for trading in securities
"NTA"	:	Total net assets less intangible assets
"Securities Accounts"	:	Securities accounts maintained by Depositors with CDP, but not including securities sub-accounts maintained with a Depository Agent
"SGX-ST"	:	Singapore Exchange Securities Trading Limited
"Share Purchase Mandate"	:	The general and unconditional share purchase mandate to permit the Company to purchase or acquire Shares

DEFINITIONS

"Shareholders"	:	Registered holders of Shares in the Register of Members, except that where the registered holder is CDP, the term "Shareholders" shall, in relation to such Shares and where the context so admits, mean the Depositors whose Securities Accounts are credited with those Shares
"Shareholders' Mandate" or "Shareholders' Mandate for Interested Person Transactions"	:	The general mandate for interested person transactions pursuant to Chapter 9 of the Listing Manual
"Shares"	:	Ordinary shares in the capital of the Company
"Uni-Asia Group Performance Share Plan"	:	The Uni-Asia Group Performance Share Plan approved by shareholders of Uni-Asia Holdings Limited on 28 April 2017
"%" or "per cent"	:	Per centum
"S\$" or "US\$" or "US cents"	:	The lawful currency of Singapore
	:	The lawful currency of the United States of America

The terms **"Depositor"** and **"Depository Agent"** shall have the meanings ascribed to them in Section 81SF of the Securities and Futures Act, Chapter 289 of Singapore.

Words importing the singular shall, where applicable, include the plural and vice versa. Words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations.

The headings in this Appendix are inserted for convenience only and shall be ignored in construing this Appendix.

Any reference in this Appendix to any enactment is a reference to that enactment as for the time being amended or re-enacted. Any word defined under the Companies Act or the Listing Manual or any statutory modification thereof and not otherwise defined in this Appendix shall have the same meaning assigned to it under the Companies Act or the Listing Manual or any statutory modification thereof, as the case may be.

Any reference to a time of day in this Appendix is made by reference to Singapore time unless otherwise stated.

Any discrepancies in figures included in this Appendix between the amounts listed and the totals thereof are due to rounding.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

1. INTRODUCTION

- 1.1 **Background.** The Company refers to Resolutions 10 and 11 of the Notice of Annual General Meeting of the Company. Resolutions 10 and 11 are Ordinary Resolutions to be proposed at the 2021 AGM for (a) the proposed renewal of the Share Purchase Mandate (as defined in paragraph 2.1 below); and (b) the proposed renewal of the Shareholders' Mandate for Interested Person Transactions (as defined in paragraph 3.1 below), respectively.
- 1.2 **Appendix.** The purpose of this Appendix is to provide Shareholders with information relating to Resolutions 10 and 11.
- 1.3 **Legal Adviser.** Allen & Gledhill LLP is the legal adviser to the Company in relation to the proposed renewal of the Share Purchase Mandate.

2. THE PROPOSED RENEWAL OF THE SHARE PURCHASE MANDATE

2.1 Introduction.

Shareholders had approved a mandate (the "**Share Purchase Mandate**") to enable the Company to purchase or otherwise acquire its Shares at the 2020 AGM held on 4 June 2020. The authority and limitations on the Share Purchase Mandate were set out in the 2020 Appendix and the ordinary resolution set out in the notice of the 2020 AGM.

The Share Purchase Mandate was expressed to take effect on the date of the passing of the ordinary resolution at the 2020 AGM and will expire on the date of the forthcoming 2021 AGM which is scheduled to be held on 30 April 2021. Accordingly, Shareholders' approval is being sought for the renewal of the Share Purchase Mandate at the 2021 AGM.

- 2.2 **Rationale for the renewal of the Share Purchase Mandate.** While it is not possible to anticipate in advance any specific circumstances in which the Directors might think it appropriate to purchase or acquire Shares, the Directors believe that the renewal of the Share Purchase Mandate would give the Company the flexibility to undertake purchases or acquisitions of Shares at any time, subject to market conditions, during the period when the Share Purchase Mandate is in force. The purchases or acquisitions may, depending on market conditions at the relevant time, lead to an enhancement of the net asset value and/or earnings per Share and would allow the Company to optimally allocate its resources and maximise share value.

In addition, purchases or acquisitions pursuant to the Share Purchase Mandate would continue to provide the Company with a mechanism to facilitate the return of surplus cash over and above its ordinary capital requirements, in an expedient and cost-efficient manner. It also allows the Directors greater flexibility to exercise control over the Company's share capital structure, dividend policy and cash reserves with a view to enhancing the earnings per Share and/or net asset value per Share. Shares purchased by the Company and held in treasury may also be transferred for the purposes of or pursuant to employees' share schemes implemented by the Company. The use of treasury shares in lieu of issuing new Shares would also mitigate the dilution impact on existing Shareholders.

- 2.3 **Authority and Limits of the Share Purchase Mandate.** The authority and limitations placed on purchases or acquisitions of Shares by the Company under the Share Purchase Mandate, if renewed at the 2021 AGM, are substantially the same as previously approved by Shareholders at the 2020 AGM. These are summarised below:

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

2.3.1 *Maximum Number of Shares*

Only Shares which are issued and fully paid-up may be purchased or acquired by the Company. The total number of Shares which may be purchased or acquired by the Company is limited to that number of Shares representing not more than 10% of the total number of issued Shares as at the date of the 2021 AGM at which the proposed renewal of the Share Purchase Mandate is approved. Any Shares which are held as treasury shares and subsidiary holdings (as defined in the Listing Manual¹) will be disregarded for purposes of computing the 10% limit.

For illustrative purposes only: on the basis of 78,599,987 Shares in issue², excluding treasury shares, as at 16 March 2021 (the "**Latest Practicable Date**") and assuming that:

- (a) no further Shares are issued;
- (b) no further Shares are purchased or acquired by the Company and no Shares purchased or acquired by the Company are held as treasury shares; and
- (c) no Shares are held as subsidiary holdings,

on or prior to the 2021 AGM, not more than 7,859,998 Shares (representing 10 per cent. of the total number of issued Shares, excluding treasury shares) may be purchased or acquired by the Company pursuant to the Share Purchase Mandate.

In the event that any of the awards to acquire Shares granted or to be granted to an employee of the Group pursuant to the Uni-Asia Group Performance Share Plan ("**Awards**") that have vested are released, during the period between the Latest Practicable Date and the date of the 2021 AGM, only those new Shares that are allotted and issued by the date of the 2021 AGM ("**Approval Date**") pursuant to the release of such vested Awards will be taken into account for the purposes of determining the total number of Shares as at the Approval Date.

2.3.2 *Duration of Authority*

Purchases or acquisitions of Shares may be made, at any time and from time to time, on and from the date of the 2021 AGM at which the proposed renewal of the Share Purchase Mandate is approved, up to:

- (a) the date on which the next annual general meeting of the Company is held or required by law to be held;
- (b) the date on which the authority conferred by the Share Purchase Mandate is revoked or varied; or
- (c) the date on which the purchases or acquisitions of Shares pursuant to the Share Purchase Mandate are carried out to the full extent mandated,

whichever is the earliest.

¹ "Subsidiary holdings" is defined in the Listing Manual to mean Shares referred to in Sections 21(4), 21(4B), 21(6A) and 21(6C) of the Companies Act.

² As at the Latest Practicable Date, the Company had no subsidiary holdings.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

2.3.3 *Manner of Purchases or Acquisitions of Shares*

Purchases or acquisitions of Shares may be made by way of:

- (a) an on-market purchase ("**On-Market Purchase**") transacted through the SGX-ST; and/or
- (b) an off-market purchase ("**Off-Market Purchase**") effected pursuant to an equal access scheme (as defined in Section 76C of the Companies Act) as may be determined or formulated by the Directors as they consider fit, which scheme shall satisfy all the conditions prescribed by the Companies Act and the Listing Rules.

Under the Companies Act, an Off-Market Purchase effected in accordance with an equal access scheme must satisfy all of the following conditions:

- (i) the offers under the scheme are to be made to every person who holds Shares to purchase or acquire the same percentage of their Shares;
- (ii) all of those persons have a reasonable opportunity to accept the offers made to them; and
- (iii) the terms of all the offers are the same except that there shall be disregarded:
 - a. differences in consideration attributable to the fact that the offers relate to Shares with different accrued dividend entitlements;
 - b. differences in consideration attributable to the fact that the offers relate to Shares with different amounts remaining unpaid; and
 - c. differences in the offers introduced solely to ensure that each member is left with a whole number of Shares.

In addition, the Listing Rules provide that, in making an Off-Market Purchase, the Company must issue an offer document to all Shareholders which contains at least the following information:

- (1) the terms and conditions of the offer;
- (2) the period and procedures for acceptances;
- (3) the reasons for the proposed share purchase;
- (4) the consequences, if any, of share purchases by the Company that will arise under the Code or other applicable takeover rules;
- (5) whether the share purchase, if made, could affect the listing of the Shares on the SGX-ST;
- (6) details of any share purchases made by the Company in the previous 12 months (whether On-Market Purchases or Off-Market Purchases in accordance with an equal access scheme), giving the total number of Shares purchased, the purchase price per Share or the highest and lowest prices paid for the purchases, where relevant, and the total consideration paid for the purchases; and
- (7) whether the Shares purchased will be cancelled or kept as treasury shares.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

2.3.4 *Maximum Purchase Price*

The purchase price (excluding related brokerage, commission, clearance fees, stamp duties, applicable goods and services tax and other related expenses) to be paid for a Share in the event of any share purchase shall be determined by the Directors, but in any event, shall not exceed the maximum price ("**Maximum Price**"), which:

- (a) in the case of an On-Market Purchase, shall mean the price per Share based on not more than five per cent. above the average of the closing market prices of the Shares over the last five Market Days on the SGX-ST, on which transactions in the Shares were recorded immediately preceding the day of the On-Market Purchase and deemed to be adjusted for any corporate action occurring during such five Market Day period and the date of the On-Market Purchase by the Company; and
- (b) in the case of an Off-Market Purchase, shall mean the price per Share based on not more than 20 per cent. above the average of the closing market prices of the Shares over the last five Market Days on the SGX-ST, on which transactions in the Shares were recorded immediately preceding the day on which the Company makes an announcement of an offer under an equal access scheme.

2.4 **Status of Purchased or Acquired Shares.** Shares purchased or acquired by the Company are deemed cancelled immediately on purchase or acquisition (and all rights and privileges attached to those Shares will expire on such cancellation) unless such Shares are held by the Company as treasury shares. Accordingly, the total number of issued Shares will be diminished by the number of Shares purchased or acquired by the Company which are cancelled and are not held as treasury shares.

2.5 **Treasury Shares.** Under the Companies Act, Shares purchased or acquired by the Company may be held or dealt with as treasury shares. Some of the provisions on treasury shares under the Companies Act are summarised below.

2.5.1 *Maximum Holdings*

The number of Shares held as treasury shares³ cannot at any time exceed 10% of the total number of issued Shares.

2.5.2 *Voting and Other Rights*

The Company cannot exercise any right in respect of treasury shares. In particular, the Company cannot exercise any right to attend or vote at meetings and for the purposes of the Companies Act, the Company shall be treated as having no right to vote and the treasury shares shall be treated as having no voting rights.

In addition, no dividend may be paid, and no other distribution of the Company's assets may be made, to the Company in respect of treasury shares. However, the allotment of shares as fully paid bonus shares in respect of treasury shares is allowed and any such shares so allotted shall be treated, for the purposes of the Companies Act, as if they were purchased by the Company at the time they were allotted, in circumstances in which Section 76H of the Companies Act applied. A subdivision or consolidation of any treasury share into treasury shares is also allowed so long as the total value of the treasury shares after the subdivision or consolidation is the same as before.

³ For these purposes, "treasury shares" shall be read as including shares held by a subsidiary under Sections 21(4B) or 21(6C) of the Companies Act.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

2.5.3 **Disposal and Cancellation**

Where Shares are held as treasury shares, the Company may at any time but subject always to the Code:

- (a) sell the treasury shares for cash;
- (b) transfer the treasury shares for the purposes of or pursuant to any share scheme, whether for employees, directors or other persons;
- (c) transfer the treasury shares as consideration for the acquisition of shares in or assets of another company or assets of a person;
- (d) cancel the treasury shares; or
- (e) sell, transfer or otherwise use the treasury shares for such other purposes as may be prescribed by the Minister for Finance.

Under the Listing Manual, an immediate announcement must be made of any sale, transfer, cancellation and/or use of treasury shares. Such announcement must include details such as the date of the sale, transfer, cancellation and/or use of such treasury shares, the purpose of such sale, transfer, cancellation and/or use of such treasury shares, the number of treasury shares which have been sold, transferred, cancelled and/or used, the number of treasury shares before and after such sale, transfer, cancellation and/or use, the percentage of the number of treasury shares against the total number of issued shares (of the same class as the treasury shares) which are listed on the SGX-ST before and after such sale, transfer, cancellation and/or use, and the value of the treasury shares if they are used for a sale or transfer, or cancelled.

2.6 **Sources of Funds.** The Company may purchase or acquire its own Shares out of the Company's capital, as well as from its profits, so long as the Company is solvent.

The Company may use internal resources and/or external borrowings to finance purchases or acquisitions of its Shares pursuant to the Share Purchase Mandate.

The Directors do not propose to exercise the Share Purchase Mandate in a manner and to such extent that the financial position of the Group would be materially adversely affected.

2.7 **Singapore Take-over Implications.**

2.7.1 **Provisions under the Code**

Some of the provisions of the Code are summarised below:

- (a) Under Appendix 2 of the Code, an increase of a Shareholder's proportionate interest in the voting rights of the Company resulting from a share purchase by the Company will be treated as an acquisition for the purposes of Rule 14 of the Code.
- (b) Pursuant to Rule 14 of the Code, a shareholder and persons acting in concert with the shareholder will incur an obligation to make a mandatory takeover offer if, *inter alia*, he and persons acting in concert with him increase their voting rights in the company to 30 per cent. or more or, if they, together holding between 30 per cent. and 50 per cent. of the company's voting rights, increase their voting rights in the company by more than one per cent. in any period of six months.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

(c) Persons acting in concert comprise individuals or companies who, pursuant to an agreement or understanding (whether formal or informal) co-operate, through the acquisition by any of them of shares in a company to obtain or consolidate effective control of that company. Unless the contrary is established, the Code presumes certain persons to be acting in concert, namely, the following:

- (i) a company, its parent, its subsidiaries and fellow subsidiaries, any associated companies of the above companies, any company whose associated companies include any of the above companies and any person who has provided financial assistance (other than a bank in the ordinary course of business) to any of the above for the purchase of voting rights. For this purpose, ownership or control of at least 20 per cent. but not more than 50 per cent. of the voting rights of a company will be the test of associated company status;
- (ii) a company with any of its directors (together with their close relatives, related trusts and any companies controlled by any of the directors, their close relatives and related trusts);
- (iii) a company with any of its pension funds and employee share schemes;
- (iv) a person with any investment company, unit trust or other fund in respect of the portion which the person manages on a discretionary basis;
- (v) a financial or other professional adviser, including a stockbroker, with its client in respect of the shareholdings of the adviser and the persons controlling, controlled by or under the same control as the adviser, and all the funds which the adviser manages on a discretionary basis, where the shareholdings of the adviser and any of those funds in the client total 10 per cent. or more of the client's equity share capital;
- (vi) directors of a company (together with their close relatives, related trusts and companies controlled by any of such directors, their close relatives and related trusts) which is subject to an offer or where they have reason to believe a bona fide offer for their company may be imminent;
- (vii) partners; and
- (viii) an individual, his close relatives, his related trusts, and any person who is accustomed to act according to his instructions, companies controlled by any of the above persons and any person who has provided financial assistance (other than a bank in the ordinary course of business) to any of the above for the purchase of voting rights.

(d) The effect of Rule 14 and Appendix 2 of the Code is that:

- (i) unless exempted, directors and persons acting in concert with them will incur an obligation to make a takeover offer if, as a result of the company purchasing or acquiring its own shares, the voting rights of such shareholders and their concert parties increase to 30 per cent. or more, or if such shareholders and their concert parties hold between 30 per cent. and 50 per cent. of the voting rights of the company, such voting rights increase by more than one per cent. in any period of six months; and
- (ii) a shareholder not acting in concert with the directors will not be required to make a takeover offer if, as a result of the company purchasing or acquiring its own shares, the voting rights of such shareholder would increase to 30 per cent. or more or, if such shareholder holds between 30 per cent. and 50 per cent. of the Company's voting rights, his voting rights increase by more than one per cent. in any period of six months as a result of the company buying back its shares. Such shareholder need not abstain from voting in respect of the resolution approving the renewal of the Share Purchase Mandate.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

2.7.2 Directors' and substantial Shareholders' Interest

Based on the 78,599,987 Shares in issue, excluding treasury shares, as at the Latest Practicable Date, and assuming that:

- there is no change in the total number of issued Shares between the Latest Practicable Date and the date of the 2021 AGM;
- the Company purchases or acquires 7,859,998 Shares being the maximum 10 per cent. of the total number of issued Shares, excluding treasury shares, as at the Latest Practicable Date under the Share Purchase Mandate; and
- there is no change in the number of issued Shares held or deemed to be held by the Directors or the substantial Shareholders as set out in the table below,

the aggregate interest (direct and deemed) in Shares of the Directors and the substantial Shareholders as at the date of the 2021 AGM and after the purchase or acquisition by the Company of 10 per cent. of the total number of issued Shares, excluding treasury shares, pursuant to the Share Purchase Mandate are as follows:

Name	Direct Interest (Number of Shares)	Deemed Interest (Number of Shares)	Before Purchase/ Acquisition (%)	After Purchase/ Acquisition (%)
Directors				
Michio Tanamoto (Executive Chairman)	2,370,468	–	3.02	3.35
Kenji Fukuyado (Chief Executive Officer)	1,350,000	–	1.72	1.91
Masahiro Iwabuchi (Executive Director)	300,000	–	0.38	0.42
Yukuhiro Toda (Executive Director)	–	93,105 ⁽¹⁾	0.12 ⁽¹⁾	0.13
Lee Gee Aik (Lead Independent Non-Executive Director)	–	–	–	–
Philip Chan Kam Loon (Independent Non-Executive Director)	–	–	–	–
Juliana Lee Kim Lian (Independent Non-Executive Director)	–	–	–	–
Substantial Shareholders				
Yamasa Co., Ltd	–	23,582,116 ⁽¹⁾	30.00 ⁽¹⁾	33.34
Evergreen International S.A.	7,031,250	–	8.95	9.94
Ham Yong Kwan	4,614,500 ⁽²⁾	–	5.87 ⁽²⁾	6.52

Note:

- Shares registered in the name of DBS Vickers Securities (Singapore) Pte Ltd.
- 761,600 Shares are registered in the name of UOB Kay Hian Pte Ltd.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

Save as disclosed above, as at the Latest Practicable Date, none of the Directors will become obligated to make a mandatory offer in the event the Company purchases the maximum number of 7,859,998 Shares under the Share Purchase Mandate. Based on the Register of Substantial Shareholders of the Company as at the Latest Practicable Date, the Directors are not aware of any substantial Shareholder (together with persons acting in concert with them) who may become obligated to make a mandatory offer in the event that the Company purchases the maximum number of 7,859,998 Shares under the Share Purchase Mandate. In this regard, Yamasa Co., Ltd has a shareholding interest of 30.00% in the Company as at the Latest Practicable Date, and each of the Directors has confirmed that he is not acting in concert with Yamasa Co., Ltd to obtain or consolidate effective control of the Company.

The Share Purchase Mandate is not intended to assist any Shareholder or its concert parties to obtain or consolidate effective control of the Company. The Directors will decide when, how many and on what terms to repurchase any Shares pursuant to the Share Purchase Mandate in the interests of the Company and its Shareholders as a whole, taking into account various commercial considerations such as the financial effects of the share purchases on the Company.

Notwithstanding the foregoing, Shareholders are advised to consult their professional advisers at the earliest opportunity as to whether an obligation to make a general offer would arise by reason of any share purchases or acquisitions by the Company.

- Tax Implications.** Shareholders who are in doubt as to their respective tax positions or the tax implications of share repurchases by the Company, or who may be subject to tax whether in or outside Singapore, should consult their own professional advisers.
- Effect of the Share Purchase Mandate on the SGX-ST Listing.** Rule 723 of the Listing Manual requires a listed company to ensure that at least 10 per cent. of any class of its listed securities (excluding treasury shares, preference shares and convertible equity securities) must be held by the public. The term "public" is defined in the Listing Manual as persons other than the directors, chief executive officer, substantial shareholders or controlling shareholders of a company and its subsidiaries, as well as the associates of such persons. As at the Latest Practicable Date, approximately 49.75% of the total number of issued Shares are held by public shareholders. Accordingly, the Company is of the view that there is a sufficient number of Shares in issue held by public shareholders which would permit the Company to undertake purchases or acquisitions of its Shares up to the full 10 per cent. limit pursuant to the Share Purchase Mandate without affecting the listing status of the Shares on the SGX-ST, and that the number of Shares remaining in the hands of the public will not fall to such a level as to cause market illiquidity or to affect orderly trading.
- Details of Share Purchases.** No purchases or acquisitions of Shares have been made by the Company in the 12 months preceding the Latest Practicable Date pursuant to the Share Purchase Mandate approved by the Shareholders at the 2020 AGM.
- Financial Effects.** The financial effects on the Company and the Group arising from share purchases made pursuant to the Share Purchase Mandate will depend on, *inter alia*, the number of Shares purchased or acquired and the price paid for such Shares.

The financial effects on the Company and the Group, based on the audited financial statements of the Company and the Group for the financial year ended 31 December 2020, are based on the assumptions set out below:

2.11.1 Purchase or Acquisition out of Capital and/or Profits

- if the Shares are purchased or acquired entirely out of the capital of the Company, the Company shall reduce the amount of its share capital by the total amount of the purchase price paid by the Company for the Shares (the "Purchase Price") and the amount available for the distribution of cash dividends by the Company will not be reduced;

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

- (b) if the Shares are purchased or acquired entirely out of profits of the Company, the Company shall reduce the amount of its profits by the total amount of the Purchase Price and correspondingly reduce the amount available for the distribution of cash dividends by the Company; or
- (c) where the Shares are purchased or acquired out of both the capital and the profits of the Company, the Company shall reduce the amount of its share capital and profits proportionately by the total amount of the Purchase Price.

2.11.2 **Number of Shares purchased or acquired**

Based on the number of issued and paid-up Shares as at the Latest Practicable Date and on the assumptions set out in paragraph 2.3.1 above, the purchase or acquisition by the Company of up to the maximum limit of 10% of its issued Shares will result in the purchase or acquisition of 7,859,998 Shares.

2.11.3 **Maximum price to be paid for share purchases**

For illustrative purposes only, in the case of an On-Market purchase by the Company and assuming that the Company purchases or acquires 7,859,998 Shares at the Maximum Price of S\$0.596 per share (being five per cent. above the average of the closing market prices of the Shares for the five Market Days on which the Shares were traded on the SGX-ST immediately preceding the Latest Practicable Date), the maximum amount of funds required for the purchase or acquisition of the 7,859,998 Shares is approximately S\$4,684,559 (or approximately US\$3,495,940 after translation based on an exchange rate of US\$1.00 to S\$1.34).

For illustrative purposes only, in the case of an Off-Market Purchase by the Company and assuming that the Company purchases or acquires 7,859,998 Shares at the Maximum Price of S\$0.682 per Share (being 20 per cent. above the average of the closing market prices of the Shares for the five Market Days on which the Shares were traded on the SGX-ST immediately preceding the Latest Practicable Date), the maximum amount of funds required for the purchase or acquisition of the 7,859,998 Shares is approximately S\$5,360,519 (or approximately US\$4,000,387 after translation based on an exchange rate of US\$1.00 to S\$1.34).

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

For illustrative purposes only, and based on the assumptions set out above, and further assuming the On-Market Purchases and Off-Market Purchases are made entirely out of profits, the financial effects of the share purchases pursuant to the Share Purchase Mandate on the audited accounts of the Company and the Group for the financial year ended 31 December 2020 as if the Share Purchase Mandate had been effective on 31 December 2020 are as follows:

- (a) On-Market Purchases made entirely out of profits and held as treasury shares

	Group		Company	
	Before the Share Purchase US\$'000	After the Share Purchase US\$'000	Before the Share Purchase US\$'000	After the Share Purchase US\$'000
As at 31 December 2020				
Equity excluding treasury shares	119,342	119,342	113,852	113,852
Treasury shares	–	(3,496)	–	(3,496)
Total equity including treasury shares	119,342	115,846	113,852	110,356
NTA	119,342	115,846	113,852	110,356
Current assets	61,763	58,267	2,501	(995)
Current liabilities	56,451	56,451	844	844
Total borrowings	113,973	113,973	–	–
Cash and cash equivalents	35,477	31,981	626	(2,870)
Net profit/ (loss) attributable to owners of parent	(7,733)	(7,733)	(568)	(568)
Total number of issued Shares ('000)	78,600	70,740	78,600	70,740
Financial Ratios				
NTA per Share (US\$)	1.52	1.64	1.45	1.56
Gearing (%)	95.5%	98.4%	0.0%	0.0%
Current ratio (times)	1.09	1.03	2.96	(1.18)
EPS (US cents)	(9.84)	(10.93)	(0.72)	(0.80)

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

(b) Off-Market Purchases made entirely out of profits and held as treasury shares

	Group		Company	
	Before the Share Purchase US\$'000	After the Share Purchase US\$'000	Before the Share Purchase US\$'000	After the Share Purchase US\$'000
As at 31 December 2020				
Equity excluding treasury shares	119,342	119,342	113,852	113,852
Treasury shares	–	(4,000)	–	(4,000)
Total equity including treasury shares	119,342	115,342	113,852	109,852
NTA	119,342	115,342	113,852	109,852
Current assets	61,763	57,763	2,501	(1,499)
Current liabilities	56,451	56,451	844	844
Total borrowings	113,973	113,973	–	–
Cash and cash equivalents	35,477	31,477	626	(3,374)
Net profit/ (loss) attributable to owners of parent	(7,733)	(7,733)	(568)	(568)
Total number of issued Shares ('000)	78,600	70,740	78,600	70,740
Financial Ratios				
NTA per Share (US\$)	1.52	1.63	1.45	1.55
Gearing (%)	95.5%	98.8%	0.0%	0.0%
Current ratio (times)	1.09	1.02	2.96	(1.78)
EPS (US cents)	(9.84)	(10.93)	(0.72)	(0.80)

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

(c) On-Market Purchases made entirely out of profits and cancelled

	Group		Company	
	Before the Share Purchase US\$'000	After the Share Purchase US\$'000	Before the Share Purchase US\$'000	After the Share Purchase US\$'000
As at 31 December 2020				
Equity excluding treasury shares	119,342	115,846	113,852	110,356
Treasury shares	–	–	–	–
Total equity including treasury shares	119,342	115,846	113,852	110,356
NTA	119,342	115,846	113,852	110,356
Current assets	61,763	58,267	2,501	(995)
Current liabilities	56,451	56,451	844	844
Total borrowings	113,973	113,973	–	–
Cash and cash equivalents	35,477	31,981	626	(2,870)
Net profit/ (loss) attributable to owners of parent	(7,733)	(7,733)	(568)	(568)
Total number of issued Shares ('000)	78,600	70,740	78,600	70,740
Financial Ratios				
NTA per Share (US\$)	1.52	1.64	1.45	1.56
Gearing (%)	95.5%	98.4%	0.0%	0.0%
Current ratio (times)	1.09	1.03	2.96	(1.18)
EPS (US cents)	(9.84)	(10.93)	(0.72)	(0.80)

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

(d) Off-Market Purchases made entirely out of profits and cancelled

	Group		Company	
	Before the Share Purchase US\$'000	After the Share Purchase US\$'000	Before the Share Purchase US\$'000	After the Share Purchase US\$'000
As at 31 December 2020				
Equity excluding treasury shares	119,342	115,342	113,852	109,852
Treasury shares	-	-	-	-
Total equity including treasury shares	119,342	115,342	113,852	109,852
NTA	119,342	115,342	113,852	109,852
Current assets	61,763	57,763	2,501	(1,499)
Current liabilities	56,451	56,451	844	844
Total borrowings	113,973	113,973	-	-
Cash and cash equivalents	35,477	31,477	626	(3,374)
Net profit/ (loss) attributable to owners of parent	(7,733)	(7,733)	(568)	(568)
Total number of issued Shares ('000)	78,600	70,740	78,600	70,740
Financial Ratios				
NTA per Share (US\$)	1.52	1.63	1.45	1.55
Gearing (%)	95.5%	98.8%	0.0%	0.0%
Current ratio (times)	1.09	1.02	2.96	(1.78)
EPS (US cents)	(9.84)	(10.93)	(0.72)	(0.80)

Shareholders should note that the financial effects illustrated above are based on certain assumptions and purely for illustrative purposes only. In particular, it is important to note that the above analysis is based on historical audited accounts of the Company and the Group for the financial year ended 31 December 2020 and is not necessarily representative of the future financial performance of the Company or the Group.

Although the Share Purchase Mandate would authorise the Company to purchase 10 per cent. of the total number of issued Shares, the Company may not necessarily purchase or be able to purchase the entire 10 per cent. of the total number of issued Shares, nor to such an extent that would materially and adversely affect the financial position of the Company or the Group.

Share purchases will only be effected after assessing the relative impact of a share purchase taking into consideration both financial factors (such as cash surplus, debt position and working capital requirements) and non-financial factors (such as share market conditions and the performance of the Shares).

2.12 **Listing Rules – Reporting Requirements.** Rule 886 of the Listing Manual provides that a listed company shall notify the SGX-ST of any share purchase as follows:

- in the case of an On-Market Purchase, by 9.00 a.m. on the Market Day following the day on which it purchases shares; and
- in the case of an Off-Market Purchase under an equal access scheme, by 9.00 a.m. on the second Market Day after the close of acceptances of the offer.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

The notification of such share purchases to the SGX-ST shall be in such form and shall include such details as the SGX-ST may prescribe, such as, *inter alia*, the total number of shares purchased, the purchase price per share or the highest and lowest prices paid for such shares, as applicable.

In addition, in accordance with Rule 704(28) of the Listing Manual, the Company will announce any sale, transfer, cancellation and/or use of treasury shares, stating the following:

- date of the sale, transfer, cancellation and/or use;
- purpose of such sale, transfer, cancellation and/or use;
- number of treasury shares sold, transferred, cancelled and/or used;
- number of treasury shares before and after such sale, transfer, cancellation and/or use;
- percentage of the number of treasury shares against the total number of shares outstanding in a class that is listed before and after such sale, transfer, cancellation and/or use; and
- value of the treasury shares if they are used for a sale or transfer, or cancelled.

The Company may not undertake any purchases or acquisitions of its Shares prior to the announcement of any price-sensitive information by the Company, until such time as the price sensitive information has been publicly announced or disseminated in accordance with the requirements of the Listing Manual.

The Company may not effect any purchases or acquisitions of Shares on the SGX-ST during the period commencing one month before the announcement of the Company's financial statements for its half-year or full-year, as the case may be, and ending on the date of announcement of the relevant results.

3. THE PROPOSED RENEWAL OF THE SHAREHOLDERS' MANDATE FOR INTERESTED PERSON TRANSACTIONS

3.1 **Introduction.** At the 2020 AGM, Shareholders had approved the renewal of the general mandate for interested person transactions (the "**Shareholders' Mandate**" or "**Shareholders' Mandate for Interested Person Transactions**"). The terms of the Shareholders' Mandate for Interested Person Transactions were set out in the 2020 Appendix.

The Shareholders' Mandate for Interested Person Transactions enables the Company, its subsidiaries and associated companies that are considered to be "entities at risk" within the meaning of Chapter 9 of the Listing Manual, to enter in the ordinary course of business into any of the mandated transactions with specified classes of the Company's interested persons, provided that such transactions are made on normal commercial terms, are not prejudicial to the interests of the Company and its minority Shareholders, and are in accordance with the review procedures for such transactions.

3.2 **Annual Renewal of the Shareholders' Mandate for Interested Person Transactions.** The Shareholders' Mandate for Interested Person Transactions was expressed to take effect until the conclusion of the 2021 AGM, which is scheduled to be held on 30 April 2021. Accordingly, the Directors propose that the Shareholders' Mandate for Interested Person Transactions be renewed at the 2021 AGM, to take effect until the conclusion of the next annual general meeting of the Company (unless sooner revoked or varied by the Company in general meeting).

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

3.3 Particulars of the Shareholders' Mandate for Interested Person Transactions to be renewed.

The nature of the interested person transactions and the classes of interested persons in respect of which the Shareholders' Mandate for Interested Person Transactions is sought to be renewed remain unchanged. Particulars of the Shareholders' Mandate for Interested Person Transactions, including the rationale for the Shareholders' Mandate for Interested Person Transactions, the benefits to be derived by the Company, as well as the review procedures for determining transaction prices with the specified classes of interested persons, are set out in paragraph 3.6 and 3.10 of this Appendix.

3.4 Audit Committee's Confirmation.

For the purposes of Rule 920(1)(c) of the Listing Manual, the Audit Committee confirms that:

- (a) the methods or procedures for determining the transaction prices have not changed since the 2020 AGM; and
- (b) the methods or procedures set out in sub-paragraph (a) above for determining the transaction prices under the Shareholders' Mandate for Interested Person Transactions, if adhered to, are sufficient to ensure that the Mandated Transactions will be on normal commercial terms and will not be prejudicial to the interests of the Company and its minority Shareholders.

3.5 Chapter 9 of the Listing Manual.

3.5.1 Chapter 9 of the Listing Manual governs transactions between a listed company, as well as transactions by its subsidiaries and associated companies that are considered to be "at risk", with the listed company's interested persons.

3.5.2 Except for any transaction which is below S\$100,000 in value and certain transactions which, by reason of the nature of such transactions, are not considered to put the listed company at risk to its interested persons and hence are excluded from the ambit of Chapter 9, when this Chapter applies to a transaction with an interested person and the value of the transaction alone or in aggregation with other transactions conducted with the same interested person during the financial year reaches or exceeds certain materiality thresholds (which are based on the listed company's latest audited consolidated NTA), the listed company is required to make an immediate announcement, or to make an immediate announcement and seek its shareholders' approval for the transaction. In particular, shareholders' approval is required for an interested person transaction of a value equal to, or exceeding:

- (a) 5.0% of the listed company's latest audited consolidated NTA; or
- (b) 5.0% of the listed company's latest audited consolidated NTA, when aggregated with the values of all other transactions entered into with the "same interested person" (as such term is construed under Chapter 9 of the Listing Manual) during the same financial year.

3.5.3 Based on the latest audited consolidated financial statements of the Group for the financial year ended 31 December 2020, the consolidated NTA of the Group was US\$119.3 million. Accordingly, in relation to the Group, for the purposes of Chapter 9 of the Listing Manual, in the current financial year and until such time as the audited consolidated financial statements of the Group for the financial year ending 31 December 2021 are published, 5.0% of the Group's latest audited consolidated NTA would be US\$6.0 million.

3.5.4 Chapter 9 of the Listing Manual, however, allows a listed company to seek a mandate from its shareholders for recurrent transactions of a revenue or trading nature or those necessary for its day-to-day operations such as the purchase and sale of supplies and materials (but not for the purchase or sale of assets, undertakings or businesses) which may be carried out with the listed company's interested persons. A general mandate is subject to annual renewal.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

3.5.5 For the purposes of Chapter 9 of the Listing Manual:

- (a) an "**approved exchange**" means a stock exchange that has rules which safeguard the interests of shareholders against interested person transactions according to similar principles as Chapter 9;
- (b) an "**associate**" in relation to an interested person who is a director, chief executive officer or controlling shareholder, includes an immediate family member (that is, the spouse, child, adopted child, step-child, sibling or parent) of such director, chief executive officer or controlling shareholder, the trustees of any trust of which the director/his immediate family, the chief executive officer/his immediate family or the controlling shareholder/his immediate family is a beneficiary, or in the case of a discretionary trust, is a discretionary object, and any company in which the director/his immediate family, the chief executive officer/his immediate family or the controlling shareholder/his immediate family has or have an aggregate interest (directly or indirectly) of 30% or more, and, where a controlling shareholder is a corporation, its subsidiary or holding company or fellow subsidiary or a company in which it and/or they have (directly or indirectly) an interest of 30% or more;
- (c) an "**associated company**" means a company in which at least 20% but not more than 50% of its shares are held by the listed company or group;
- (d) an "**entity at risk**" means:
 - (i) the listed company;
 - (ii) a subsidiary of the listed company that is not listed on the SGX-ST or an approved exchange; or
 - (iii) an associated company of the listed company that is not listed on the SGX-ST or an approved exchange, provided that the listed company and/or its subsidiaries (the "**listed group**"), or the listed group and its interested person(s), has control over the associated company;
- (e) an "**interested person**" means a director, chief executive officer or controlling shareholder of the listed company or an associate of such director, chief executive officer or controlling shareholder. The SGX-ST may also deem any person or entity to be an interested person if the person or entity has entered into, or proposes to enter into (i) a transaction with an entity at risk, and (ii) an agreement or arrangement with an interested person in connection with that transaction;
- (f) an "**interested person transaction**" means a transaction between an entity at risk and an interested person;
- (g) a "**transaction**" includes the provision or receipt of financial assistance; the acquisition, disposal or leasing of assets; the provision or receipt of services; the issuance or subscription of securities; the granting of or being granted options; and the establishment of joint ventures or joint investments, whether or not entered into in the ordinary course of business, and whether entered into directly or indirectly; and
- (h) in interpreting the term "**same interested person**" for the purpose of aggregation of the values of all transactions entered into with the same interested person during the same financial year under Rules 905 and 906 of Chapter 9 of the Listing Manual, the following applies:
 - (i) transactions between an entity at risk and interested persons who are members of the same group are deemed to be transactions between the entity at risk with the same interested person; and

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

- (ii) if an interested person (which is a member of a group) is listed, its transactions with the entity at risk need not be aggregated with transactions between the entity at risk and other interested persons of the same group, provided that the listed interested person and other listed interested persons have boards the majority of whose directors are different and are not accustomed to act on the instructions of the other interested persons and their associates and have audit committees whose members are completely different.

3.6 Rationale and Benefit to Shareholders.

3.6.1 It is envisaged that in the ordinary course of their businesses, transactions between companies in the Entity at Risk Group (as defined below) and the Company's interested persons are likely to occur from time to time. Such transactions would include, but are not limited to, the provision of services in the ordinary course of business by the Entity at Risk Group to the Company's interested persons.

3.6.2 In view of the time-sensitive and recurrent nature of commercial transactions, the obtaining of the Shareholders' Mandate pursuant to Chapter 9 of the Listing Manual will enable:

- (a) the Company;
- (b) subsidiaries of the Company (excluding other subsidiaries listed on the SGX-ST or an approved exchange); and
- (c) associated companies of the Company (other than an associated company that is listed on the SGX-ST or an approved exchange) over which the Company, or the Company and its interested person(s), has or have control,

(together, the "**Entity at Risk Group**"), or any of them, in the ordinary course of their businesses, to enter into the categories of transactions ("**Mandated Transactions**") set out in paragraph 3.9 below with the specified classes of the Company's interested persons ("**Mandated Interested Persons**") set out in paragraph 3.8 below, provided such Mandated Transactions are made on normal commercial terms and are not prejudicial to the interests of the Company and its minority Shareholders.

3.6.3 The Shareholders' Mandate (and its subsequent renewal thereafter on an annual basis) will enhance the ability of companies in the Entity at Risk Group to pursue business opportunities which are time-sensitive in nature, and will eliminate the need for the Company to announce, or to announce and convene separate general meetings, on each occasion to seek shareholders' prior approval for the entry by the relevant company in the Entity at Risk Group into such transactions. This will substantially reduce the expenses associated with the convening of general meetings on an ad hoc basis, improve administrative efficacy considerably, and allow manpower resources and time to be channelled towards attaining corporate objectives.

3.6.4 During the last financial year ended 31 December 2020, the Entity at Risk Group has, in the ordinary course of business, provided services falling within the categories of Mandated Transactions to the Mandated Interested Persons and has charged a fee(s) for such services depending on the nature of the services provided.

3.7 Scope and Validity Period of the Shareholders' Mandate.

3.7.1 The Shareholders' Mandate covers various types of Mandated Transactions under each category of activities to which the Shareholders' Mandate applies, and describes the review procedures for ensuring that such transactions will be entered into with the specified classes of Mandated Interested Persons on normal commercial terms and will not be prejudicial to the interests of the Company and its minority Shareholders.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

3.7.2 The Shareholders' Mandate will not apply to any transaction by a company in the Entity at Risk Group with a Mandated Interested Person that:

- (a) is below S\$100,000 in value, as the threshold and aggregation requirements contained in Chapter 9 of the Listing Manual would not apply to such transactions; or
- (b) is equal to or exceeds S\$100,000 in value, but qualifies as an excepted transaction for the purposes of Chapter 9 of the Listing Manual and is thus exempted from the threshold and aggregation requirements contained in Chapter 9 of the Listing Manual.

The Shareholders' Mandate would, however, cover transactions by a company in the Entity at Risk Group with a Mandated Interested Person with values below S\$100,000 entered into during the same financial year and which are aggregated by the SGX-ST under Chapter 9 of the Listing Manual and treated as if they were one interested person transaction which has a value of S\$100,000 or more.

Transactions with interested persons (including the Mandated Interested Persons) that do not fall within the ambit of either of the exceptions in (a) or (b) above, or the scope of the Shareholders' Mandate, will be subject to the relevant provisions of Chapter 9 of the Listing Manual and/or other applicable provisions of the Listing Manual.

3.7.3 The Shareholders' Mandate will take effect from the passing of Resolution 11, being the Ordinary Resolution relating thereto, and will continue in force until the conclusion of the next annual general meeting of the Company (unless sooner revoked or varied by the Company in general meeting). Approval from Shareholders will be sought for the renewal of the Shareholders' Mandate at the next annual general meeting and at each subsequent annual general meeting of the Company, subject to satisfactory review by the Audit Committee of its continued application to the Mandated Transactions.

3.8 **Classes of Mandated Interested Persons.** The Shareholders' Mandate will apply to the Mandated Transactions that are carried out with Yamasa Co., Ltd (a controlling shareholder of the Company) and its associates. The Group currently provides services to Yamasa Co., Ltd and/or its associates. The Group currently has and may from time to time also have a minority equity investment in some of these associates⁴. Accordingly, the Shareholders' Mandate will also apply to the Mandated Transactions that are carried out with these associates.

3.9 **Categories of Mandated Transactions.** The Mandated Transactions to which the Shareholders' Mandate will apply are set out below:

- 3.9.1 the provision by the Entity at Risk Group of brokerage services for the charter of ships, and the sale and purchase of ships and properties;
- 3.9.2 the provision by the Entity at Risk Group of administrative services (including but not limited to the establishment and maintenance of bank account(s), bookkeeping, preparation of insurance and tax records);
- 3.9.3 the provision by the Entity at Risk Group of commercial management services for ships (including but not limited to the arrangement of employment, bunker fuels, insurance and surveys for the ships and the appointment of agents for the ships);

⁴ Such associates in which the Group had a minority equity investment, as at the Latest Practicable Date, are Olive Bulkship S.A., Polaris Bulkship S.A., Quest Bulkship S.A., Stella Bulkship S.A., Tiara Bulkship S.A., Unicorn Bulkship S.A. and Victoria Bulkship S.A.. As at the Latest Practicable Date, the Group has an equity interest of 18% in each of these associates.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

- 3.9.4 the provision by the Entity at Risk Group of (a) technical consultancy services for newbuildings (including but not limited to services relating to advice on newbuilding specifications, and the review and approval of drawings of newbuildings) and (b) shipbuilding supervision services (including but not limited to services relating to inspection of materials, machinery and equipment before installation on the newbuilding, attendance of sea trials and surveys, and monitoring of the progress of construction work);
- 3.9.5 the provision by the Entity at Risk Group of construction management services for small residential property development projects (including but not limited to services relating to sourcing for suitable sites and overseeing design and construction of projects);
- 3.9.6 the provision by the Entity at Risk Group of property management services for completed residential properties (including but not limited to services relating to leasing management);
- 3.9.7 the provision by the Entity at Risk Group of advisory services (including but not limited to advisory services relating to investment advice on asset acquisitions); and
- 3.9.8 the provision by the Entity at Risk Group of such other services which are incidental to or in connection with the provision of services in paragraphs 3.9.1 to 3.9.7 above.
- 3.10 **Review Procedures for Mandated Transactions with Mandated Interested Persons.** The Entity at Risk Group has an internal control system in place to ensure that Mandated Transactions with the Mandated Interested Persons are made on normal commercial terms and are not prejudicial to the interests of the Company and its minority Shareholders, and are consistent with the Entity at Risk Group's usual policies and practices.

In particular, the following review procedures have been implemented:

3.10.1 **Review Procedures**

- (a) all contracts entered into or transactions with Mandated Interested Persons by the Entity at Risk Group are to be carried out at prevailing market rates or prices on terms which are no more favourable to the Mandated Interested Persons than the usual commercial terms extended to unrelated third parties in recent transactions or otherwise in accordance with applicable industry norms. At least two most recent comparable contracts entered into by the Entity at Risk Group with unrelated third parties will be used as a basis for comparing and determining the price and commercial terms to be offered to the Mandated Interested Persons, after taking into account, amongst others, if applicable, factors such as but not limited to prevailing market conditions (such as supply and demand for such services); and
- (b) in the limited circumstances where the prevailing market rates or prices are not available due to the nature of service to be provided or in the circumstances where it is impractical or impossible to compare against recent contracts entered into by the Entity at Risk Group with unrelated third parties, the Entity at Risk Group's pricing for such services to be provided to Mandated Interested Persons is determined in accordance with the Entity at Risk Group's usual business practices and pricing policies, consistent with the usual margin to be obtained by the Entity at Risk Group for the same or substantially similar type of contract or transaction with unrelated third parties. In determining the transaction price payable by the Mandated Interested Persons for such services, non-price factors such as, but not limited to, customer requirements, specifications, duration of contract, strategic purposes of the transaction (including benefits of, and rationale for, transacting with the Mandated Interested Persons), customers' credit standing, transaction volume, size of the transaction, delivery requirements, resources available to the Entity at Risk Group, length of business relationship, potential for future repeat business, prevailing market conditions and demand for such services will be taken into account.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

3.10.2 **Threshold Limits**

For the purposes of sub-paragraphs (a), (b) and (c) below, the "**Financial Limit**" shall be the amount equivalent to 3.0% of the Group's audited consolidated NTA for the time being, as determined by reference to the Group's latest announced audited consolidated financial statements.

In addition to the above review procedures, the following review and approval procedures will apply to the Mandated Transactions:

- (a) transactions equal to or exceeding S\$100,000 but below the Financial Limit (as defined above) each in value, will be reviewed and approved prior to their entry by, as the case may be:
- (i) **where the transaction involves the provision of services to a Mandated Interested Person in which the Group has an equity investment:** the Review Committee of the Company (the "**Review Committee**"), being a committee appointed by the Company's Chief Executive Officer and authorised to review and approve, amongst others, transactions entered into in connection with investments to be made by the Group (such as services provided to a joint venture between the Group and a Mandated Interested Person). As at the Latest Practicable Date, the members of the Review Committee comprise of Kenji Fukuyado (Chief Executive Officer), Michio Tanamoto (Executive Chairman), Masahiro Iwabuchi (Executive Director), Yukihiro Toda (Executive Director) and Lim Kai Ching (Group Chief Financial Officer); or
- (ii) **where the transaction involves the provision of services to a Mandated Interested Person in which the Group does not have an equity investment:** the Management Committee of the Company (the "**Management Committee**"), being a committee appointed by the Company's Chief Executive Officer and authorised to review and approve, amongst others, transactions that do not involve investments to be made by the Group or transactions which are not entered into in connection with such investments. As at the Latest Practicable Date, the members of the Management Committee comprise of Kenji Fukuyado (Chief Executive Officer), Michio Tanamoto (Executive Chairman), Masahiro Iwabuchi (Executive Director), Yukihiro Toda (Executive Director), Zac K. Hoshino (Senior Managing Director), Lim Kai Ching (Group Chief Financial Officer), Matthew Yuen Wai Keung (Managing Director) and Makoto Tokozume (Managing Director).

Transactions equal to or exceeding S\$100,000 but below the Financial Limit are also tabled for review by the Audit Committee on a quarterly basis;

- (b) transactions equal to or exceeding the Financial Limit each in value will be reviewed and approved by the Audit Committee prior to their entry;
- (c) where the value of a transaction, when aggregated with previous transactions of the same kind in any particular financial year, is equal to or exceeds the Financial Limit, such transaction, and all future transactions of the same kind in that particular financial year will be reviewed and approved by the Audit Committee prior to their entry; and
- (d) the Review Committee, the Management Committee or, as the case may be, the Audit Committee, may, as it deems fit, request for additional information pertaining to the transaction under review from independent sources or advisers.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

3.10.3 **Other Review Procedures**

The following will apply to the review and approval process:

- (a) if any member of the Review Committee or, as the case may be, the Management Committee has an interest in the transaction or is a nominee for the time being of the Mandated Interested Person, he shall abstain from participating in the review and approval process of the Review Committee or, as the case may be, the Management Committee in relation to that transaction;
- (b) if the members of the Review Committee or, as the case may be, the Management Committee have an interest in the transaction or are nominees for the time being of the Mandated Interested Person, the review and approval process shall be undertaken by the Chairman of the Audit Committee or another member of the Audit Committee (who is not a nominee of the Mandated Interested Person and has no interest in the transaction) designated by the Chairman of the Audit Committee from time to time for such purpose; and
- (c) if a member of the Audit Committee has an interest in a transaction or is a nominee for the time being of the Mandated Interested Person, he shall abstain from participating in the review and approval process of the Audit Committee in relation to that transaction.

3.10.4 **Register of Mandated Transactions**

The Company will maintain a register of Mandated Transactions carried out with Mandated Interested Persons (recording the basis on which they are entered into), and the Company's annual internal audit plan will incorporate a review of the Mandated Transactions recorded in the register to ascertain that the guidelines and review procedures for Mandated Transactions have been complied with.

3.10.5 **Audit Committee Review**

The Audit Committee will review the internal audit reports on an annual basis to ascertain that the guidelines and review procedures for Mandated Transactions have been complied with.

If during any of the reviews by the Audit Committee, the Audit Committee is of the view that the guidelines and review procedures for Mandated Transactions have become inappropriate or insufficient in the event of changes to the nature of, or manner in which, the business activities of the Entity at Risk Group or the Mandated Interested Persons are conducted, the Company will revert to Shareholders for a fresh general mandate based on new guidelines and review procedures so that Mandated Transactions will be carried out on normal commercial terms and will not be prejudicial to the interests of the Company and its minority Shareholders.

3.11 **Disclosures.** In accordance with the requirements of Chapter 9 of the Listing Manual, the Company will:

- 3.11.1 disclose in the Company's annual report the aggregate value of transactions conducted with Mandated Interested Persons pursuant to the Shareholders' Mandate during the financial year (as well as in the annual reports for subsequent financial years that the Shareholders' Mandate continues in force); and
- 3.11.2 announce the aggregate value of transactions conducted with Mandated Interested Persons pursuant to the Shareholders' Mandate for the financial periods that it is required to report on pursuant to Rule 705 of the Listing Manual (which relates to reporting by listed companies) within the time required for the announcement of such report.

APPENDIX TO NOTICE OF ANNUAL GENERAL MEETING

4. **DIRECTORS' RECOMMENDATIONS**

- 4.1 **The Proposed Renewal of the Share Purchase Mandate.** Having considered, amongst others, the terms and the rationale for, and the financial effects of the proposed renewal of, the Share Purchase Mandate set out in this Appendix, the Directors are of the opinion that the proposed renewal of the Share Purchase Mandate is in the interests of the Company and Shareholders. Accordingly, the Directors recommend that Shareholders vote in favour of Resolution 10, being the Ordinary Resolution relating to the proposed renewal of the Share Purchase Mandate.
- 4.2 **The Proposed Renewal of the Shareholders' Mandate for Interested Person Transactions.** The Independent Directors are of the opinion that the entry by the Entity at Risk Group into the Mandated Transactions with the Mandated Interested Persons in the ordinary course of business will enhance the efficiency of the Group, and is in the interests of the Company. Accordingly, they recommend that Shareholders vote in favour of Resolution 11, being the Ordinary Resolution relating to the proposed renewal of the Shareholders' Mandate for Interested Person Transactions.
- 4.3 **Abstention from Voting.** Yamasa Co., Ltd will abstain from voting, whether in person or by representative or proxy, and will procure that its associates will abstain from voting, their shareholdings, if any, in respect of Resolution 11. The Company will disregard any votes cast by Yamasa Co., Ltd and their associates, if any, in respect of Resolution 11.

5. **RESPONSIBILITY STATEMENT**

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Appendix and confirm after making all reasonable enquiries that, to the best of their knowledge and belief, this Appendix on the proposed renewal of the Share Purchase Mandate and the proposed renewal of the Shareholders' Mandate for Interested Person Transactions constitutes full and true disclosure of all material facts about the proposed renewal of the Share Purchase Mandate and the proposed renewal of the Shareholders' Mandate for Interested Person Transactions, the Company and its subsidiaries which are relevant to the proposed renewal of the Share Purchase Mandate and the proposed renewal of the Shareholders' Mandate for Interested Person Transactions, and the Directors are not aware of any facts the omission of which would make any statement in this Appendix on the proposed renewal of the Share Purchase Mandate and the proposed renewal of the Shareholders' Mandate for Interested Person Transactions misleading. Where information in this Appendix on the proposed renewal of the Share Purchase Mandate and the proposed renewal of the Shareholders' Mandate for Interested Person Transactions has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Appendix in its proper form and context.

6. **DOCUMENTS AVAILABLE FOR INSPECTION**

Copies of the following documents may be inspected at 8 Shenton Way #37-04, AXA Tower Singapore 068811 during usual business hours from the date of hereof up to and including the date of the 2021 AGM:

- (a) the Constitution of the Company;
- (b) the annual report of the Company for the financial year ended 31 December 2019, containing the 2020 Appendix; and
- (c) the annual report of the Company for the financial year ended 31 December 2020, containing this Appendix.



UNI-ASIA GROUP LIMITED

(Company Regn. No: 201701284Z)
(Incorporated in the Republic of Singapore)

ANNUAL GENERAL MEETING PROXY FORM

IMPORTANT

- (1) In view of the current COVID-19 control measures in Singapore, the Annual General Meeting ("AGM") will be held by way of electronic means and a member will not be able to attend the AGM in person. A member (whether individual or corporate) must appoint the Chairman of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM.
- (2) This Proxy Form is not valid for use by investors who hold shares in the Company through relevant intermediaries (as defined in Section 181 of the Companies Act Chapter 50 of Singapore), including CPF and SRS investors, and shall be ineffective for all intents and purposes if used or purported to be used by them.
- (3) CPF Investors and SRS Investors who wish to appoint the Chairman of the AGM as proxy to vote on their behalf should approach their respective CPF Agent Banks and SRS Operators to submit their voting instructions at least seven (7) working days before the AGM. Other investors holding shares in the Company through relevant intermediaries who wish to vote should approach their relevant intermediaries as soon as possible to specify voting instructions.
- (4) Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of the Chairman of the AGM as a member's proxy to attend, speak and vote on his/her/its behalf at the AGM.

PERSONAL DATA PRIVACY:

By submitting this Proxy Form, the member accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated April 15, 2021.

*I/We(Name) _____ (NRIC/Passport/UEN) _____

of _____ (Address)

being a *member/members of **UNI-ASIA GROUP LIMITED** (the "**Company**"), hereby appoint the Chairman of the AGM as *my/our *proxy/proxies, to vote for *me/us on *my/our behalf at the AGM of the Company **to be held by electronic means on Friday, April 30, 2021 at 2.00 p.m.** and at any adjournment thereof.

*I/We direct *my/our proxy to vote for or against, or abstain from voting on, the Ordinary Resolutions to be proposed at the AGM as indicated hereunder.

In the absence of specific directions in respect of a resolution, the appointment of the Chairman of the AGM as your proxy for that resolution will be treated as invalid.

No.	Ordinary Resolutions	For	Against	Abstain
ORDINARY BUSINESS				
1.	To receive and adopt the Directors' Statement and Audited Financial Statements for the financial year ended December 31, 2020 together with the Auditors' Report thereon.			
2.	To declare a final one-tier tax-exempt dividend of S\$0.01 per ordinary share for the financial year ended December 31, 2020.			
3.	To re-elect Mr. Kenji Fukuyado as a Director (Retiring under Article 94).			
4.	To re-elect Mr. Yukihiro Toda as a Director (Retiring under Article 94).			
5.	To re-elect Mr. Chan Kam Loon as a Director (Retiring under Article 94).			
6.	To approve Directors' fees of S\$207,500 for the financial year ending December 31, 2021, payable quarterly in arrears. (2020: S\$207,500)			
7.	To re-appoint Messrs Ernst & Young as the Company's Auditors and to authorise the Directors to fix their remuneration.			
SPECIAL BUSINESS				
8.	To authorise the Directors to allot and issue shares and to make or grant convertible instruments.			
9.	To authorise the Directors to grant share awards and to allot and issue shares under the Uni-Asia Group Performance Share Plan.			
10.	To approve the proposed renewal of the Share Purchase Mandate.			
11.	To approve the proposed renewal of the Shareholders' Mandate for Interested Person Transactions.			

* Delete where applicable

Voting will be conducted by poll. If you wish the Chairman of the AGM as your proxy to cast all your votes "For" or "Against" a Resolution, please indicate "X" in the "For" or "Against" box provided in respect of that resolution. Alternatively, please indicate the number of votes "For" or "Against" in the "For" or "Against" box in respect of that Resolution. If you wish the Chairman of the AGM as your proxy to "Abstain" from voting on a resolution, please indicate "X" in the "Abstain" box in respect of that resolution. Alternatively, please indicate the number of shares that the Chairman of the AGM as your proxy is directed to abstain from voting in that resolution. In the absence of specific directions in respect of a resolution, the appointment of the Chairman of the AGM as your proxy for that resolution will be treated as invalid.

Dated this _____ day of _____ 2021

Total No. of Shares in	No. of Shares
(a) CDP Register	
(b) Register of Members	

Signature of Member(s) or Common Seal of Corporate Member

IMPORTANT: PLEASE READ NOTES OVERLEAF BEFORE COMPLETING THIS PROXY FORM

Notes:

1. If the member has shares entered against his name in the Depository Register (maintained by The Central Depository (Pte) Limited), he should insert that number of shares. If the member has shares registered in his name in the Register of Members (maintained by or on behalf of the Company), he should insert that number of shares. If the member has shares entered against his name in the Depository Register and shares registered in his name in the Register of Members, he should insert the aggregate number. If no number is inserted, this form of proxy will be deemed to relate to all the shares held by the member.
2. Due to the current COVID-19 restriction orders in Singapore, a member will not be able to attend the AGM in person. A member (whether individual or corporate) must appoint the Chairman of the AGM as his/her/its proxy to vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM. Please note that a member may not vote at the AGM otherwise than by way of appointing the Chairman of the AGM as the member's proxy.
Where a member (whether individual or corporate) appoints the Chairman of the Meeting as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the proxy form, failing which the appointment of the Chairman of the AGM as proxy for that resolution will be treated as invalid.
3. A member who is a relevant intermediary entitled to vote at the AGM must appoint the Chairman of the AGM to vote at the AGM instead of the member.
"Relevant intermediary" means:
 - (i) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds shares in that capacity;
 - (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Future Act, Chapter 289 of Singapore and who holds shares in that capacity; or
 - (iii) the Central Provident Fund Board established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of shares purchased under the subsidiary legislation made under that Central Provident Fund Act, Chapter 36 of Singapore, providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the Board holds those shares in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.CPF/SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes at by 2.00 p.m. on April 21, 2021.
4. The Chairman of the AGM, as proxy, need not be a member of the Company.

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UNI-ASIA GROUP LIMITED
c/o Tricor Barbinder Share Registration Services
80 Robinson Road, #11-02 Singapore 068898

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5. The instrument appointing the Chairman of the AGM as proxy must be submitted to the Company in the following manner:
 - (i) if submitted electronically, be submitted via email to the Company's Share Registrar, Tricor Barbinder Share Registration Services at sg.is.proxy@sg.tricorglobal.com; or
 - (ii) if submitted by post, be deposited at the office of the Company's Share Registrar, Tricor Barbinder Share Registration Services at 80 Robinson Road #11-02 Singapore 068898.in either case, by no later than **Tuesday 27 April 2021, 2.00 p.m.**, being at least 72 hours before the time for holding the AGM. A member who wishes to submit an instrument of proxy must complete and sign the proxy form, before scanning and sending it by email to the email address provided above, or submitting it by post to the address provided above.
In view of the current COVID-19 situation in Singapore, shareholders are strongly encouraged to submit completed proxy forms electronically via email.
6. The instrument appointing the Chairman of the Meeting as proxy must be under the hand of the appointor or his attorney duly authorised in writing. Where the instrument appointing the Chairman of AGM as proxy is executed by a corporation, it must be executed either under its common seal or under the hand of its authorised officer(s) or its attorney duly authorised.
7. Where an instrument appointing the Chairman of the AGM as proxy is signed on behalf of the appointor by an attorney, the letter or power of attorney or a duly certified copy thereof must (failing previous registration with the Company) if the instrument appointing the Chairman of the AGM as proxy is submitted by post, be lodged with the instrument of proxy, if the instrument appointing the Chairman of the AGM as proxy is submitted electronically via email, be emailed with the instrument of proxy, failing which the instrument may be treated as invalid.
8. The Company shall be entitled to reject an instrument appointing the Chairman of the AGM as proxy if it is incomplete, improperly completed, illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the instrument appointing Chairman of the AGM as proxy (including any related attachment). In addition, in the case of members whose shares entered against their names in the Depository Register, the Company may reject an instrument appointing the Chairman of the Meeting as proxy lodged or submitted if such members are not shown to have shares against their names in the Depository Register as at 72 hours before the time appointed for holding the meeting, as certified by The Central Depository (Pte) Limited to the Company.
9. Members should take note that once this proxy form is submitted electronically via email to sg.is.proxy@sg.tricorglobal.com or posted/deposited to office of the Company's Share Registrar, Tricor Barbinder Share Registration Services, they cannot change their vote as indicated in the box provided above.



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z
Incorporated in the Republic of Singapore

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