



UNI-ASIA GROUP LIMITED

3Q2020 Corporate Updates

DISCLAIMER

This presentation may contain forward-looking statements which can be identified by the context of the statement and generally arise when the Company is discussing its beliefs, estimates or expectations. Such statements may include comments on industry, business or market trends, projections, forecasts, and plans and objectives of management for future operations and operating and financial performance, as well as any related assumptions. Readers of this presentation should understand that these statements are not historical facts or guarantees of future performance but instead represent only the Company's belief at the time the statements were made regarding future events, which are subject to significant risks, uncertainties and other factors, many of which are outside of the Company's control. Actual results and outcomes may differ materially from what is expressed or implied in such forward-looking statements. The Company cautions readers not to place undue reliance on any forward-looking statements included in this presentation, which speak only as of the date made; and should any of the events anticipated by the forward-looking statements transpire or occur, the Company makes no assurances on what benefits, if any, the Company will derive therefrom.

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Business Updates

SHIPPING BUSINESS

Modification to Shipping Business Sub-segments:

As at 31 December 2019:

Uni-Asia Shipping

8 wholly-owned vessels
(including 1 leased vessel)

Maritime Asset Management

11 joint-investment vessels
3 wholly-owned vessels

Modification:

Sub-segment name change

Ship Owning and Chartering

8 wholly-owned vessels
(including 1 leased vessel)

3 wholly-owned vessels

Maritime Asset Management

11 joint-investment vessels
3 wholly-owned vessels

Moved

From 1 January 2020:

Ship Owning and Chartering

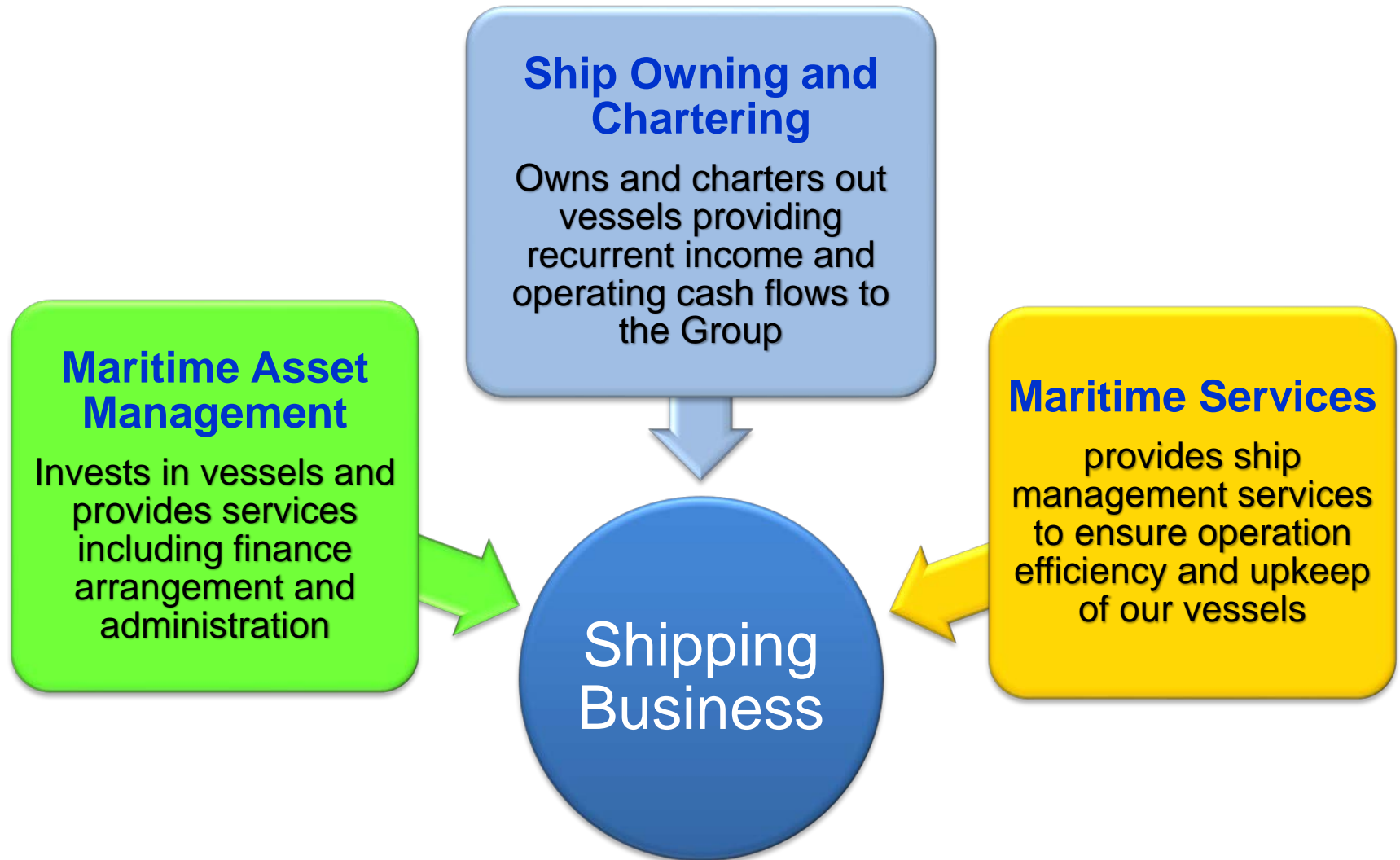
11 wholly-owned vessels
(including 1 leased vessel)

Maritime Asset Management

11 joint-investment vessels

SHIPPING BUSINESS

The Group provides comprehensive solutions to ship investments



SHIP OWNING AND CHARTERING

Wholly-Owned Vessels Portfolio

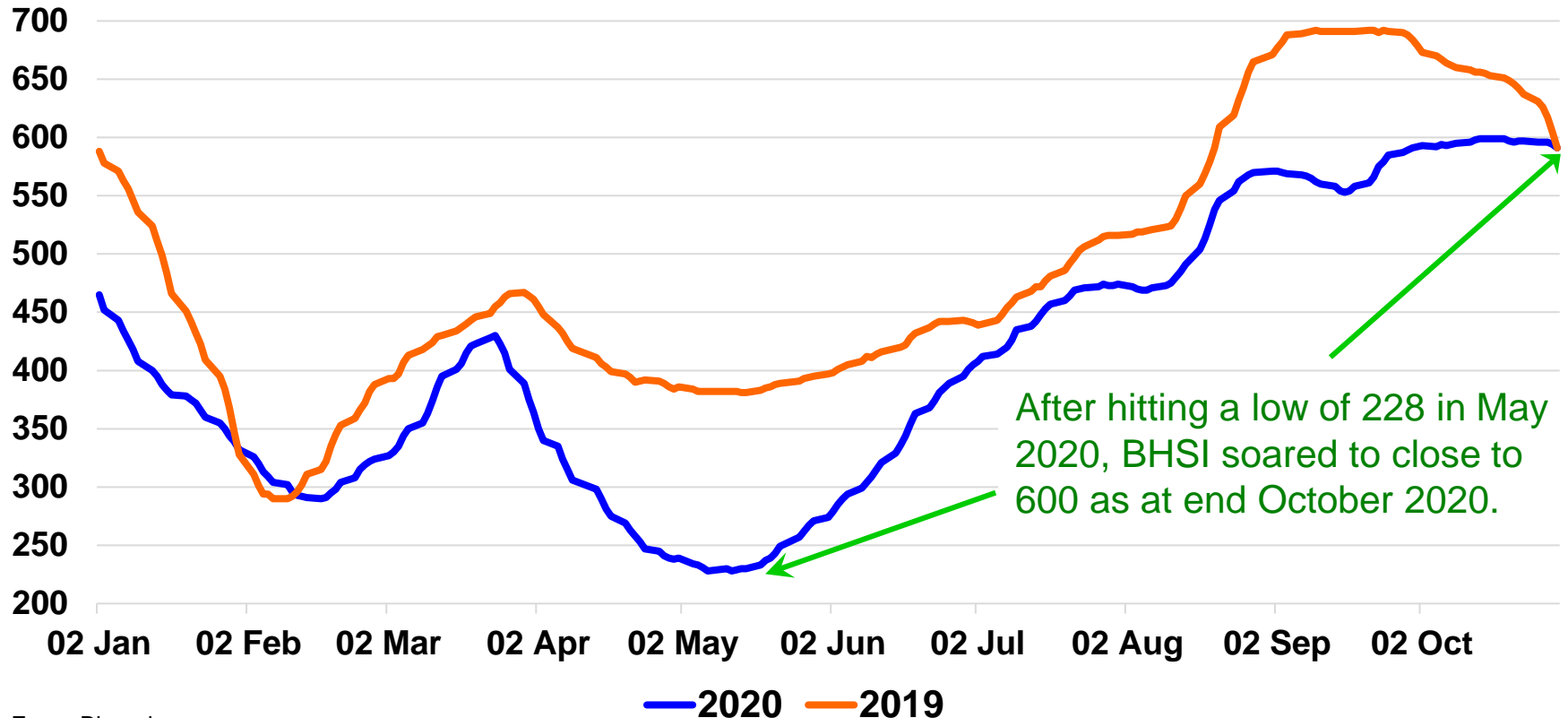
	Name of Subsidiary	Type	Capacity	Year of Built	Shipyard
1	Florida Containership S.A.	Containership	3,500 TEU	2007	Hyundai Mipo
2	Joule Asset Management (Pte.) Limited	Bulker	29,078 DWT	2012	Y-Nakanishi
3	Fulgida Bulkship S.A.	Bulker	29,256 DWT	2009	Y-Nakanishi
4	Karat Bulkship S.A. ⁽¹⁾	Bulker	28,709 DWT	2007	Shin-Kurushima
5	Hope Bulkship S.A.	Bulker	29,100 DWT	2011	Y-Nakanishi
6	Imperial Bulkship S.A.	Bulker	29,118 DWT	2012	Y-Nakanishi
7	Jade Bulkship S.A.	Bulker	37,094 DWT	2013	Onomichi
8	Jubilee Bulkship S.A.	Bulker	37,649 DWT	2014	Imabari
9	Regina Bulkship S.A.	Bulker	37,706 DWT	2015	Imabari
10	Mable Bulkship S.A.	Bulker	37,679 DWT	2015	Imabari
11	Nora Bulkship S.A.	Bulker	37,700 DWT	2016	Imabari

⁽¹⁾ Bareboat vessel

SHIP OWNING AND CHARTERING

Despite the various challenges faced, the handysize dry bulk market experienced steady recovery since May 2020. The Baltic Handysize Index (“BHSI”) for 10M2020, while still underperforming that of 10M2019, has been on an upward trend since mid-May 2020.

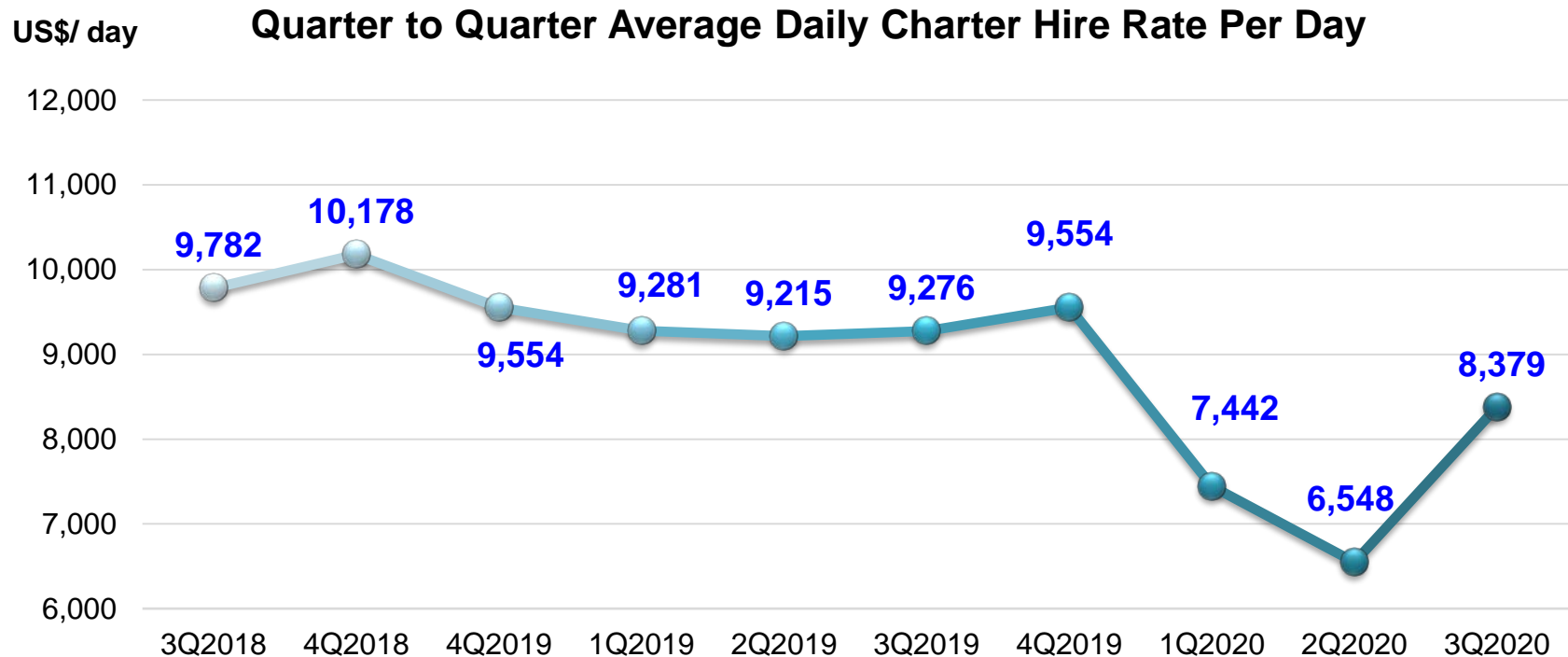
BHSI Index – 10M2020 vs 10M2019



From: Bloomberg

SHIP OWNING AND CHARTERING

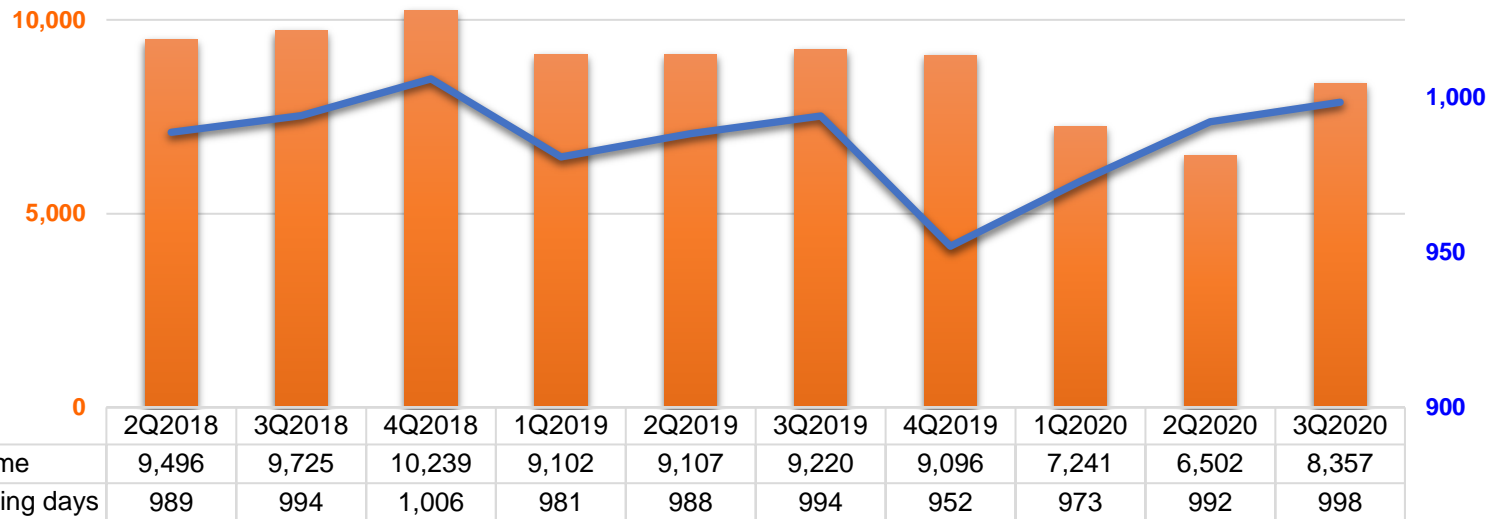
With rates improving in 3Q2020, quarter-to-quarter average daily charter hire trend of the Group's wholly owned ships had began trending up in 3Q2020



SHIP OWNING AND CHARTERING

Total charter income had improved with better daily rates. 3Q2020 income performed better than 1Q2020 and 2Q2020.

Quarter to Quarter Charter Income and No. of Operating Days



MARITIME ASSET MANAGEMENT

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

Joint Investment Portfolio

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

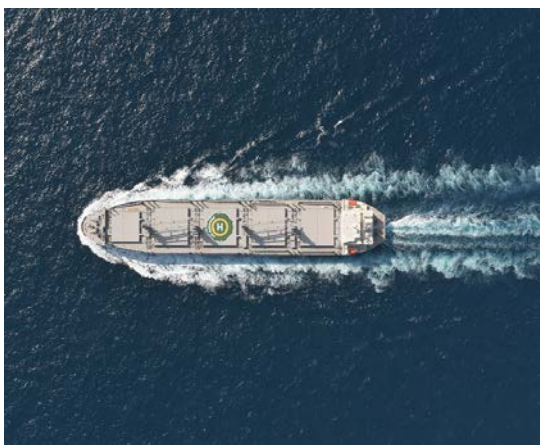
MARITIME ASSET MANAGEMENT

	Name of Joint Investment Company	Ownership Percentage	Type	Capacity	Year of Built	Shipyard
1	Rich Containership S.A.	50%	Containership	4,300 TEU	2007	Hyundai Mipo

- In early November 2020, the containership “Ital Massima” held by Rich Containership S.A. was sold as part of the Group’s ordinary course of business.
- Rich Containership S.A. is a 50% joint investment company owned by the Group, and the investment value had been written off in prior years. There is no cashflow nor P&L impact on the Group arising from the sale.
- Ital Massima’s sister ship “Ital Melodia” held under 50% owned Prosperity Containership S.A. will also be sold early next year. Similarly, the investment value of Prosperity Containership S.A. had been written off in prior years. There will not be any cashflow nor P&L impact on the Group arising from the sale.
- The sales are 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.

MARITIME SERVICES

- The Group's Maritime Services arm includes the following subsidiaries:
 - Uni Ships and Management Limited
 - Wealth Ocean Ship Management (Shanghai) Co., Ltd
- Services provided include commercial / technical management of ships and ship related brokerage services for chartering as well as sale and purchase of ships.



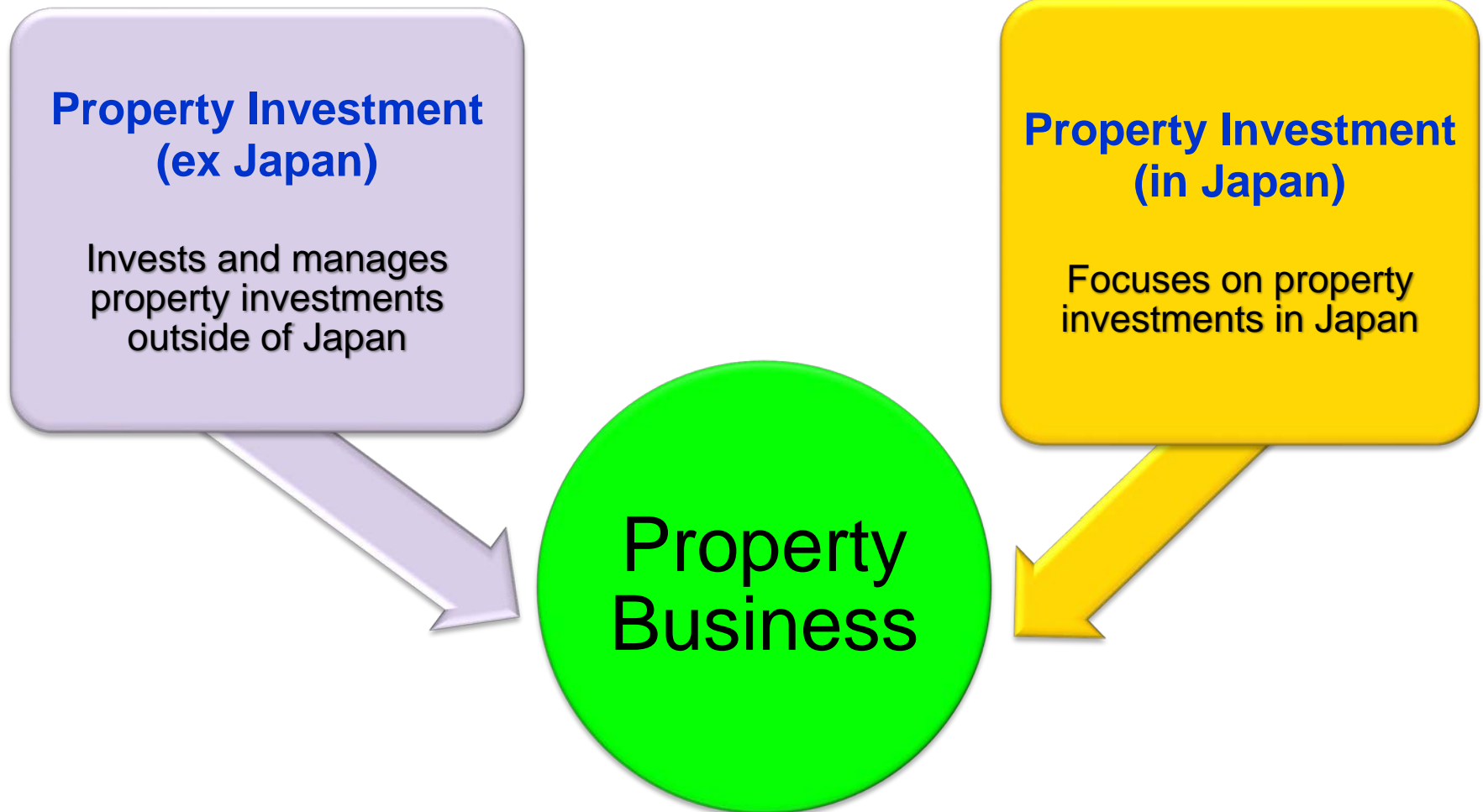
MARITIME SERVICES

Due to Covid-19, many seafarers across the world had to work for a prolonged period on ships because port authorities fear new Covid-19 infections and do not want them ashore. In some countries, crew changes are banned outright, while in others, restrictions make them difficult to carry out. Crew change is one of the more challenging tasks currently confronting shipping industry worldwide.

The Group's ships also face such problems, but with a dedicated Maritime Services arm working tirelessly round the clock with charterers and relevant parties to facilitate crew changes where possible, the Group is able to minimise any issues that may arise. The Group will spare no effort to ensure that crew members are not working for a prolonged period onboard the Group's vessels.

PROPERTY BUSINESS

Under Property business segment, there are two sub-segments:



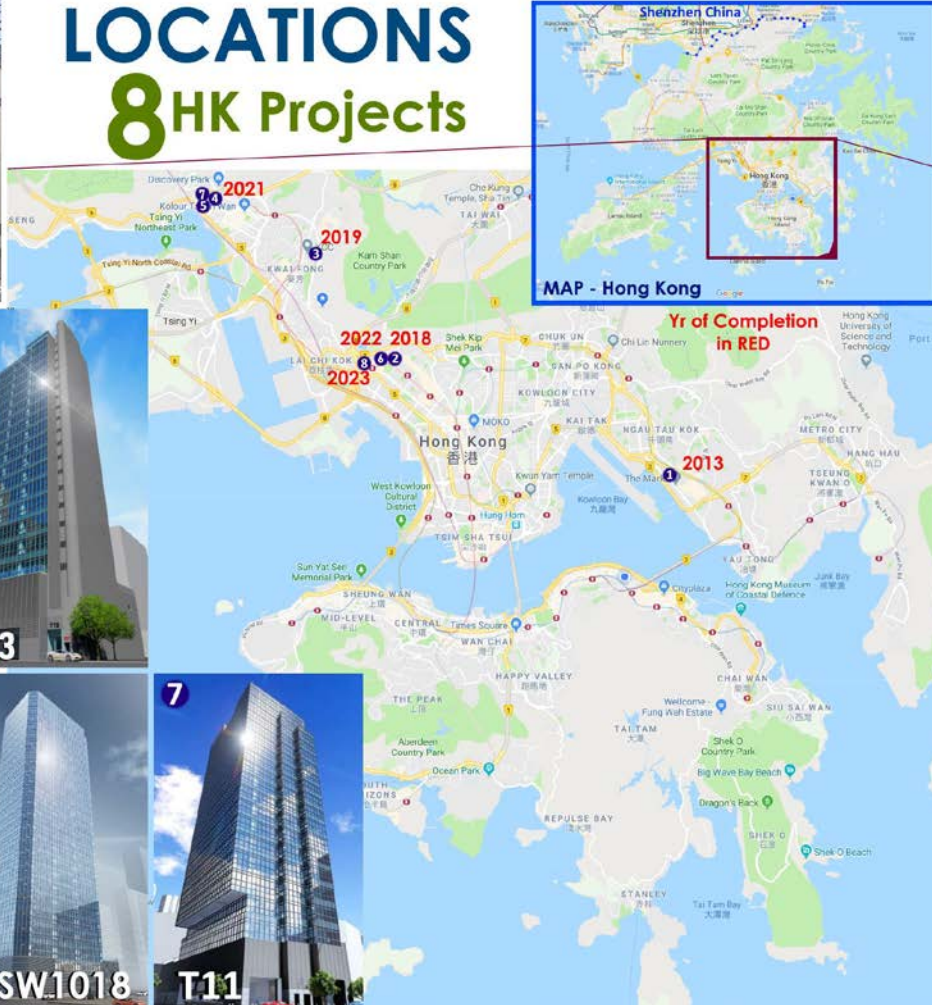
PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business

- The Group has invested in 8 Hong Kong property projects to-date.



LOCATIONS 8HK Projects



Completed

Completed

Completed

PROPERTY INVESTMENT EX JAPAN

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

Investment:	HKD25.0 million or around USD3.2 million (2.5% effective ownership)
Location:	18 - 20 Tai Chung Road, Tsuen Wan, Hong Kong
Project:	A commercial office building to be completed by 2021
Current status:	Construction is close to completion and application for Occupancy Permit would proceed soon. Target construction completion in 4Q2020 and pre-sale will be launched when Hong Kong inbound travel is resumed.



PROPERTY INVESTMENT EX JAPAN

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

Investment:	HKD26.81 million or around USD3.4 million (7.5% effective ownership)
Location:	71 – 75 Chai Wan Kok Street, Tsuen Wan, Hong Kong
Project:	An industrial building to be completed by 2021
Current status:	<p>Construction of superstructure was completed, and the installation of glass facade will commence soon. Target completion of the building in 4Q2020.</p> <p>Pre-sale will be launched when Hong Kong inbound travel is resumed.</p>



PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business – 6th HK Property Project (CSW1018)

Investment:	HKD48.2 million or around USD6.2 million (3.825% effective ownership)
Location:	1016 – 1018 Tai Nam West Street, Kowloon, Hong Kong
Project:	A industrial office building to be completed by 2022
Current status:	<p>Foundation work was completed and excavation of the basement area is close to completion. Superstructure as well as the basement construction will start in 4Q2020.</p> 

PROPERTY INVESTMENT EX JAPAN

Hong Kong Property Business – 7th HK Property Project (T11)

Investment:	HKD53.75 million or around USD6.85 million (8.27% effective ownership)
Location:	11 – 15 Chai Wan Kok Street, Tsuen Wan
Project:	A commercial office building to be completed by 2021
Status	All foundation works were completed. Basement construction is underway which will be followed by superstructure construction.



PROPERTY INVESTMENT EX JAPAN

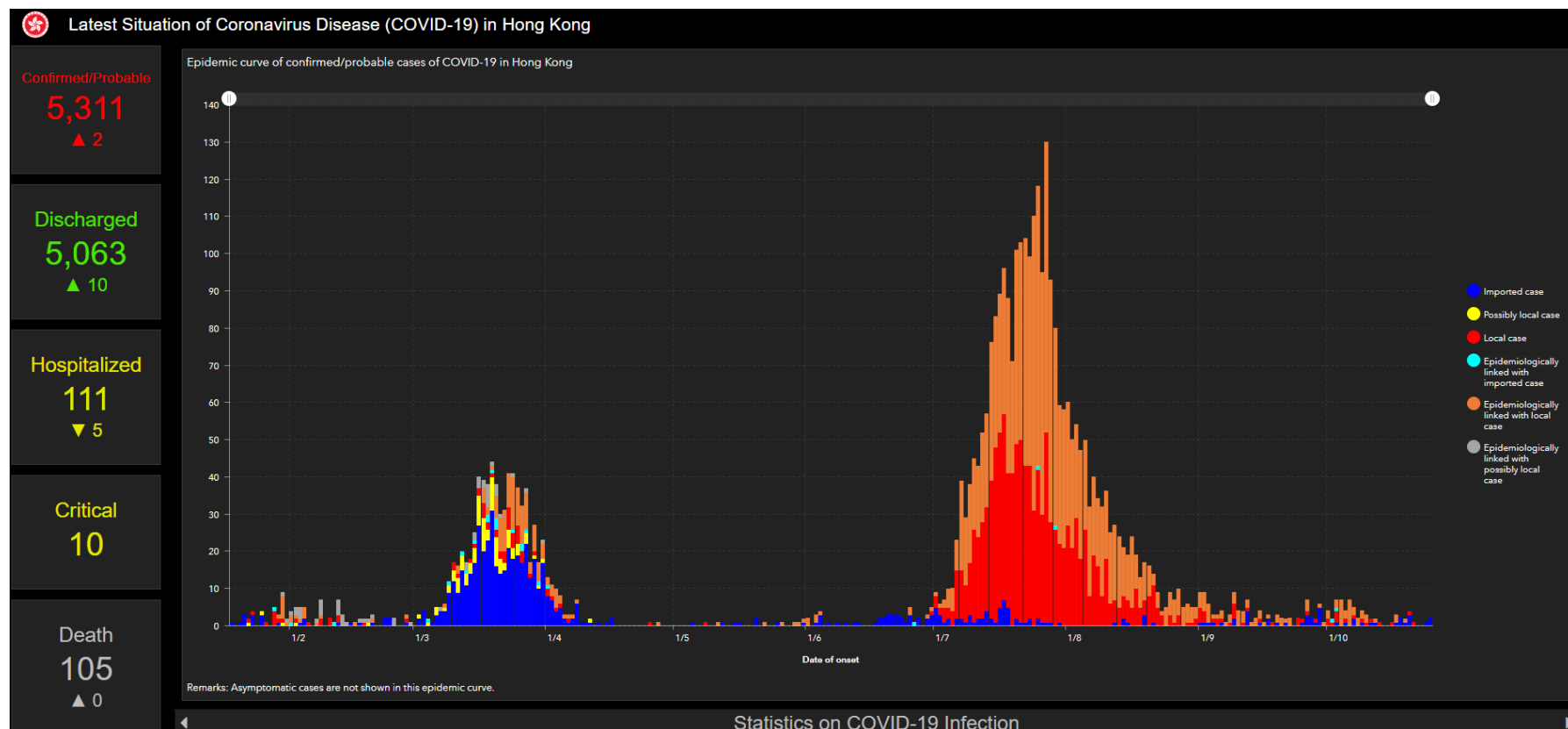
Hong Kong Property Business – 8th HK Property Project (CSW918)

Investment:	HKD33.00 million or around USD4.23 million (3.0% effective ownership)
Location:	916-926 Cheung Sha Wan Road
Project:	Two phases of an industrial office building complex to be completed by 2023
Status	Demolition of the two old buildings underway. Architectural design for the redevelopment had been submitted to the government for approval.



COVID-19 IMPACT ON HK PROPERTY BUSINESS

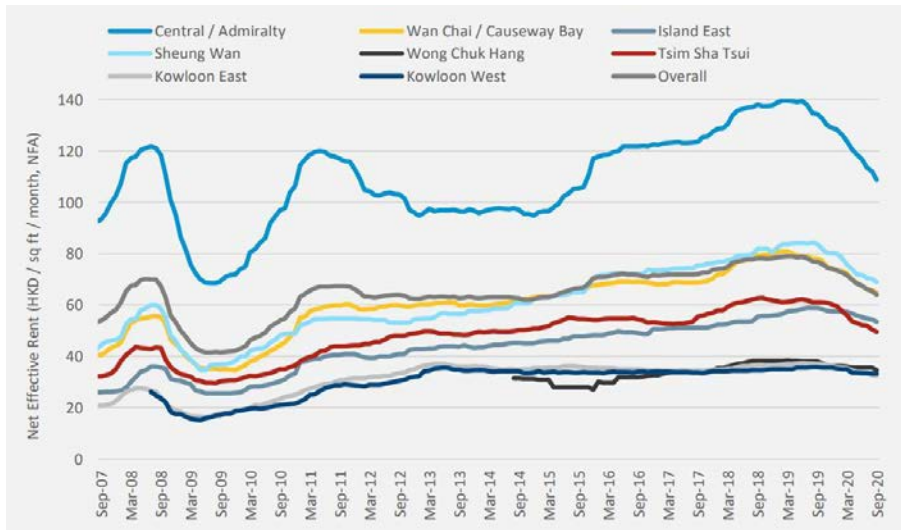
Covid-19 pandemic situation is gradually under control in Hong Kong as of 28 Oct 2020 with zero community cases.



Source: Centre for Health Protection, The Government of the Hong Kong Special Administration Region

COVID-19 IMPACT ON HK PROPERTY BUSINESS

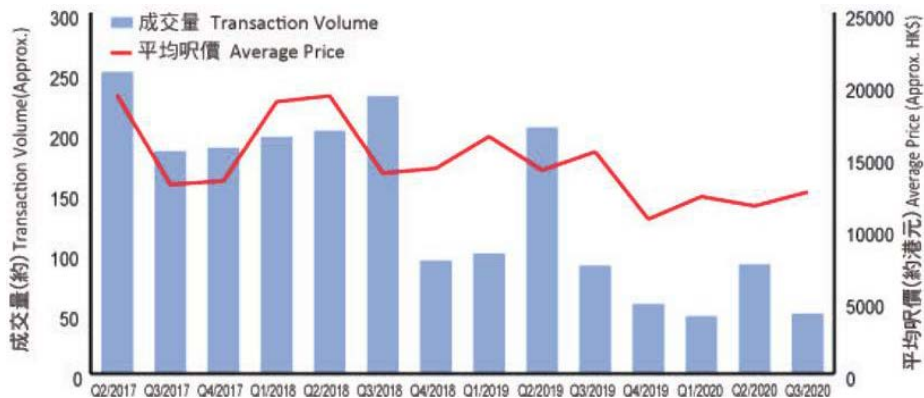
Hong Kong Office Rental



Source: Colliers International

- Rental in the premium districts (Central / Admiralty / Sheung Wan / Tsim Sha Tsui / Wanchai) has experienced more fluctuations when compared to areas decentralized commercial locations in Kowloon.
- The Group's projects are all located in the Kowloon areas.

Office Sales Transaction Volume/Average Price

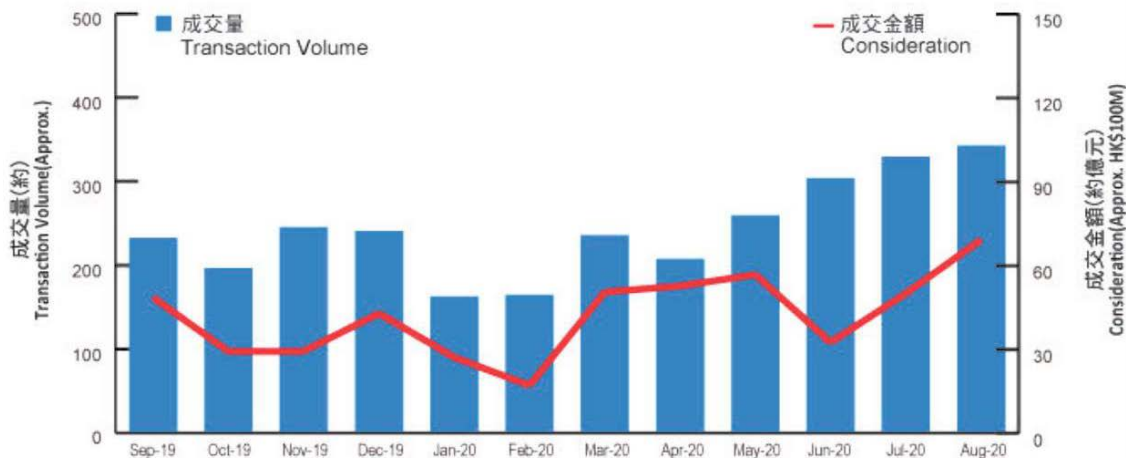


Source: Centaline Property Agency Limited

- While transaction volume had reduced, transaction price is stable at around HK\$13,000/sqft.

COVID-19 IMPACT ON HK PROPERTY BUSINESS

Transaction of Commercial Property Market



- In the broader commercial property market in HK, prices and volume in 2019 were affected by the protest in HK, while the decline continued into 2020 due to Covid-19. However as the Covid-19 is starting to subside, there are signs showing that the market is slowly recovering.

工廈市場買賣成交走勢圖 Sales Transaction Report of Industrial Property Market



- Industrial property is an attractive alternative for investors, but volume has dropped in 2020 due to Covid-19 pandemic, although the volume during the pandemic does not represent the “real” market with sellers and buyers taking a wait-and-see approach towards the market.

Source: Centaline Property Agency Limited

HK PROPERTY BUSINESS OUTLOOK

- While Hong Kong's office market saw further decline in 3Q2020, a new segment of China companies is slowly making inroad into the Hong Kong office market. Such companies include distribution companies and suppliers (i.e. logistics), Fintech, retailers and social media companies. These firms prefer core Hong Kong locations such as Central, Tsim Sha Tsui and Wanchai/Causeway Bay although such firms requires less rental space. Such demand helps to support Hong Kong commercial property market.
- Post-pandemic, China Government's policies to foster development of Greater Bay Area (GBA) would benefit the Hong Kong office market in the long run.
- On 29 June 2020, the People's Bank of China, the Hong Kong Monetary Authority and the Monetary Authority of Macao jointly announced the introduction of the cross-boundary wealth management connect pilot scheme (Wealth Management Connect) in the GBA, which will allow residents in the GBA to invest in wealth management products distributed by banks in the region. Such initiative would facilitate capital flows into the GBA, driving the growth of wealth management firms, overall economies of GBA, which could then filter to the overall demand for commercial property space in Hong Kong.

PROPERTY INVESTMENT IN JAPAN

Small Residential Property Business in Japan



- The Group invests and develops small residential property projects in Tokyo, named “ALERO” Series.
- Such investments are managed by subsidiary, Uni-Asia Capital (Japan) (“UACJ”) and held under our subsidiary, Uni-Asia Investment Ltd (“UAI”).
- These projects are typically 4 - 5 storey buildings with 10 - 30 units of studio or maisonette type flats, and are popular with working singles/couple.
- **ALERO promotion video on our website:**

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

PROPERTY INVESTMENT IN JAPAN

Construction Management (“CM”)

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



Search for suitable site



Due diligence / market research / site research



Architect / construction company selection & appointment



Agreement documentation



Liaise with architect / construction company



Construction monitoring



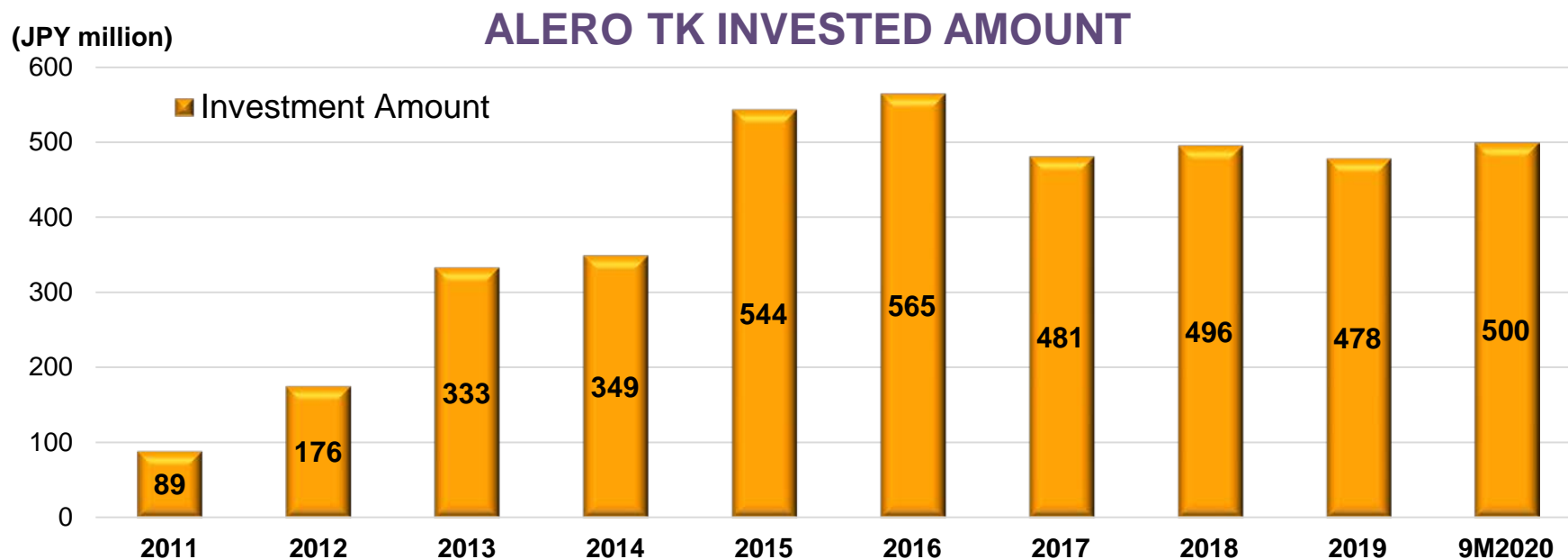
Upon completion of construction – leasing management



PROPERTY INVESTMENT IN JAPAN

Small Residential Property Business in Japan

The small residential property segment focused by the Group is not affected by the pandemic. The Group continues expanding ALERO projects in 2020, with JPY500 million invested in ALERO projects in 9M2020.



- Average investment period < 2 years
- Typical investment amount upto USD3m
- Investment stake ranges from 20% to 100%

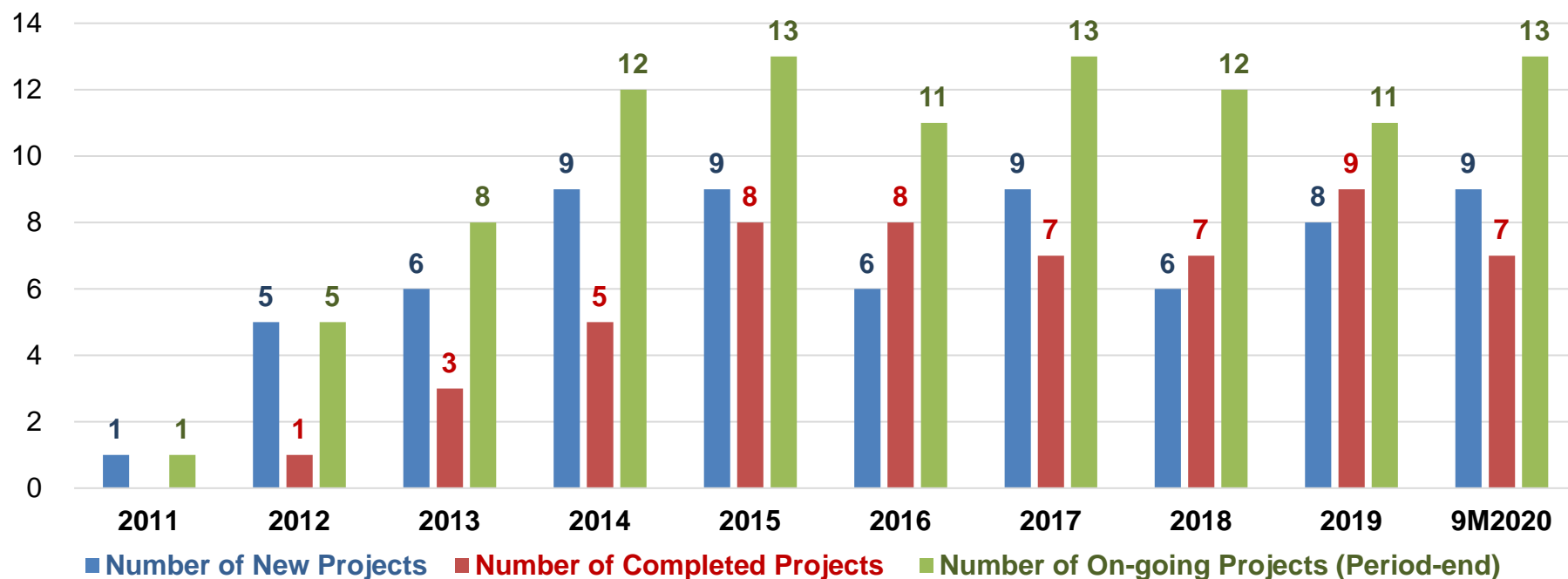


PROPERTY INVESTMENT IN JAPAN

Small Residential Property Business in Japan

By carefully selecting partners and projects, the Group's ALERO projects has been generating consistent profits to the Group. In 9M2020, including construction management projects, the Group started 9 new projects, completed 7 projects, with 13 projects still ongoing.

**No. of Alero Projects
(Including Construction Management Projects)**

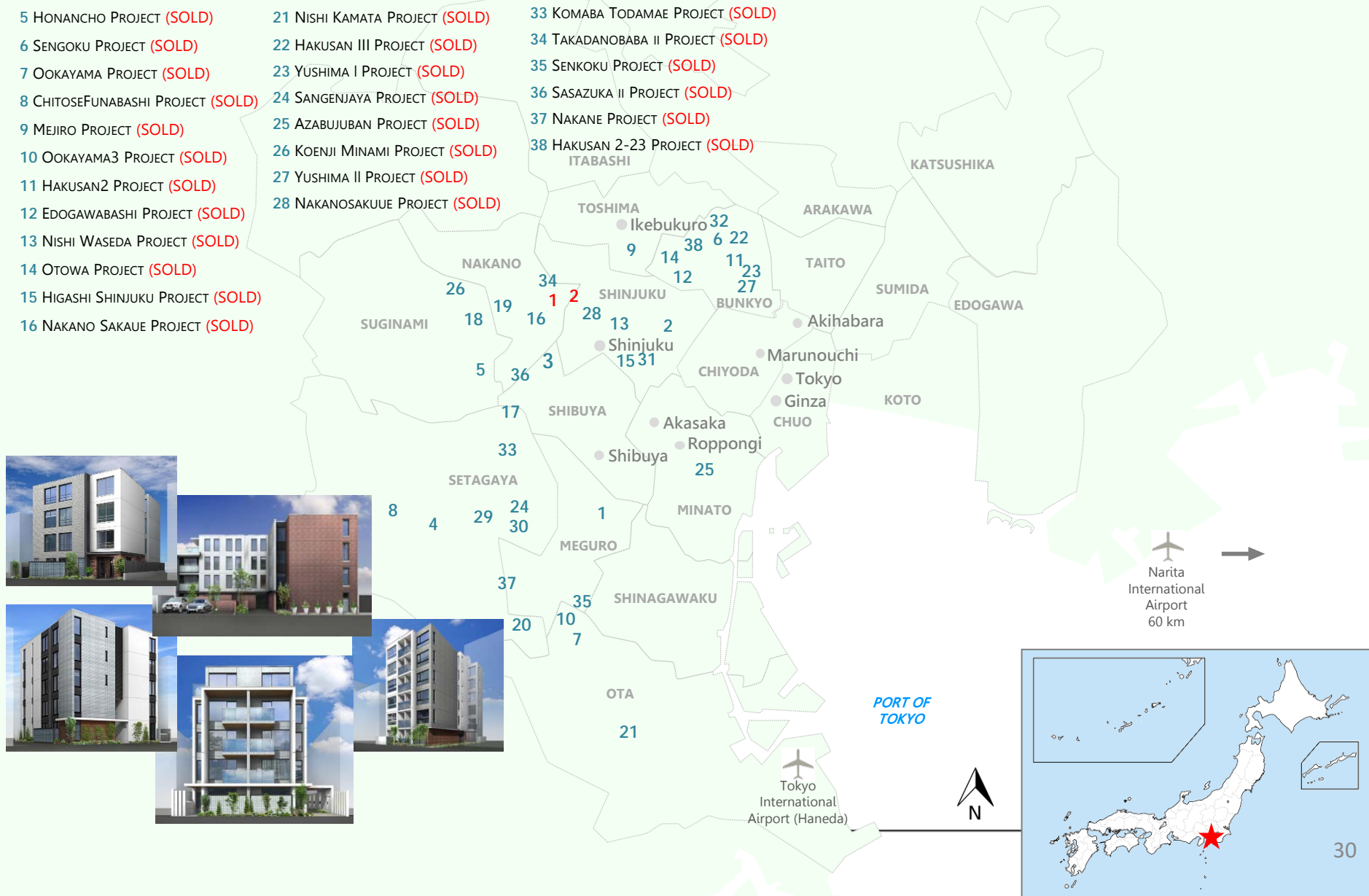


SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN (SOLD & HOLDING PROJECTS)

- | | | |
|------------------------------------|----------------------------------|---------------------------------------|
| 1 SHIMOMEGURO PROJECT (SOLD) | 17 SASAZUKA PROJECT (SOLD) | 29 KOMAZAWA DAIGAKU PROJECT (SOLD) |
| 2 AKEBONOBASHI PROJECT (SOLD) | 18 HIGASHI KOENJI PROJECT (SOLD) | 30 SANGENJAYA II PROJECT (SOLD) |
| 3 HATAGAYA PROJECT (SOLD) | 19 NAKANO 3-CHOME PROJECT (SOLD) | 31 HIGASHI SHINJUKU II PROJECT (SOLD) |
| 4 SAKURA-SHIMMACHI PROJECT (SOLD) | 20 OKUSAWA PROJECT (SOLD) | 32 SENGOKU II PROJECT (SOLD) |
| 5 HONANCHO PROJECT (SOLD) | 21 NISHI KAMATA PROJECT (SOLD) | 33 KOMABA TODAMAE PROJECT (SOLD) |
| 6 SENGOKU PROJECT (SOLD) | 22 HAKUSAN III PROJECT (SOLD) | 34 TAKADANOBABA II PROJECT (SOLD) |
| 7 OOKAYAMA PROJECT (SOLD) | 23 YUSHIMA I PROJECT (SOLD) | 35 SENKOKU PROJECT (SOLD) |
| 8 CHITOSEFUNABASHI PROJECT (SOLD) | 24 SANGENJAYA PROJECT (SOLD) | 36 SASAZUKA II PROJECT (SOLD) |
| 9 MEJIRO PROJECT (SOLD) | 25 AZABUJUBAN PROJECT (SOLD) | 37 NAKANE PROJECT (SOLD) |
| 10 OOKAYAMA3 PROJECT (SOLD) | 26 KOENJI MINAMI PROJECT (SOLD) | 38 HAKUSAN 2-23 PROJECT (SOLD) |
| 11 HAKUSAN2 PROJECT (SOLD) | 27 YUSHIMA II PROJECT (SOLD) | |
| 12 EDOGAWABASHI PROJECT (SOLD) | 28 NAKANOSAKUUE PROJECT (SOLD) | |
| 13 NISHI WASEDA PROJECT (SOLD) | | |
| 14 OTOWA PROJECT (SOLD) | | |
| 15 HIGASHI SHINJUKU PROJECT (SOLD) | | |
| 16 NAKANO SAKAUE PROJECT (SOLD) | | |

Projects under lease

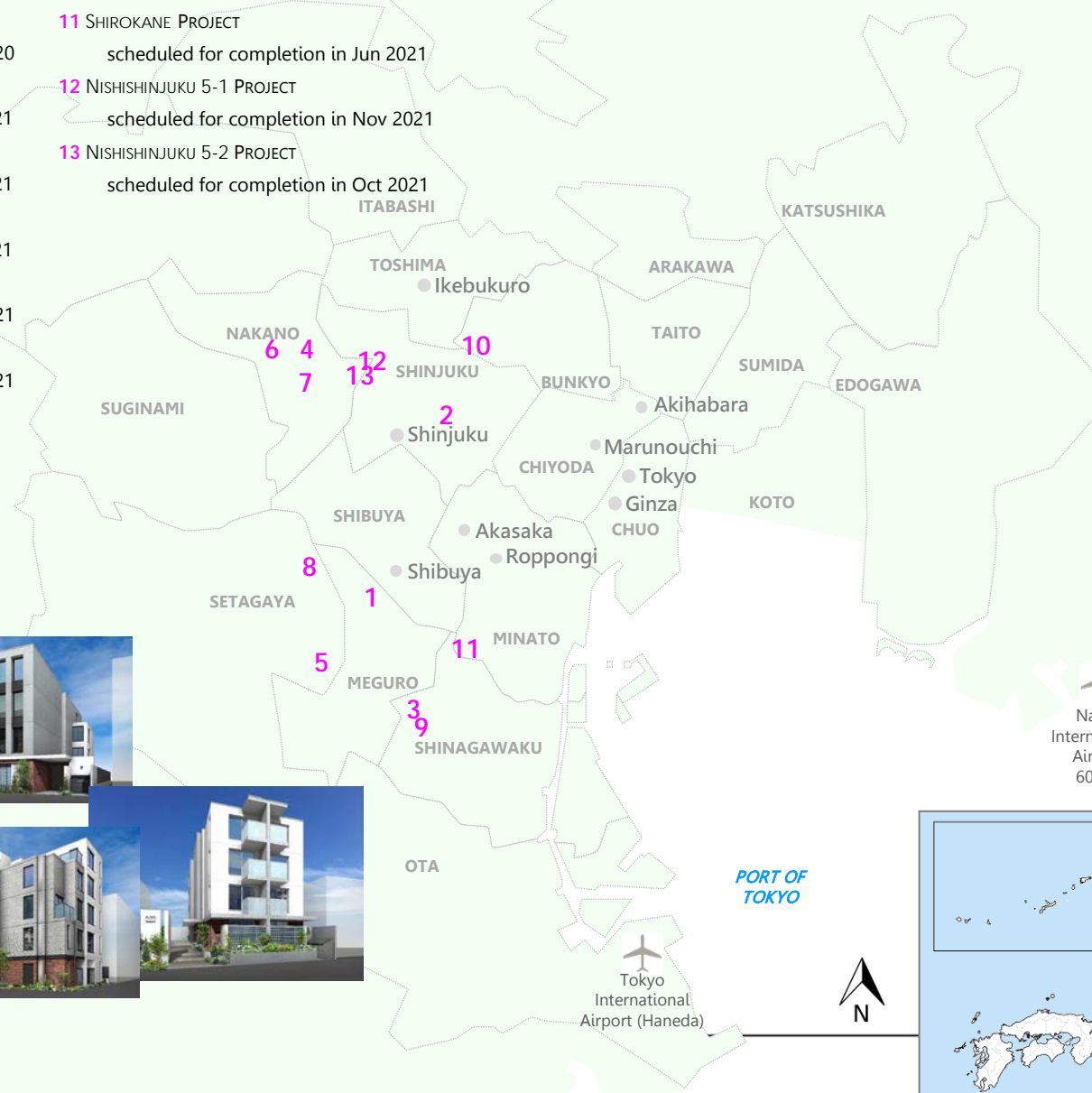
- 1 TAKADANOBABA PROJECT (LEASING PROJECT)
- 2 TAKADANOBABA 1 CHOME PROJECT (Under Construction)



SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN (PROJECTS UNDER CONSTRUCTION/PLANNING)

- 1 IKEJIRI OHASHI PROJECT
scheduled for completion in Dec 2020
- 2 YOTSUYA 4 PROJECT
scheduled for completion in Dec 2020
- 3 MUSASHIKOYAMA PROJECT
scheduled for completion in Dec 2020
- 4 SHIN NAKANO PROJECT
scheduled for completion in Feb 2021
- 5 GAKUGEI DAIGAKU PROJECT
scheduled for completion in Feb 2021
- 6 NAKANO 5 PROJECT
scheduled for completion in Apr 2021
- 7 NAKANO SHINBASHI(YAYOICHO) PROJECT
scheduled for completion in Mar 2021
- 8 TASHIDO PROJECT
scheduled for completion in Mar 2021

- 9 MUSASHI KOYAMA II (EBARA) PROJECT
scheduled for completion in Dec 2020
- 10 TAKADA PROJECT
scheduled for completion in Mar 2021
- 11 SHIROKANE PROJECT
scheduled for completion in Jun 2021
- 12 NISHISHINJUKU 5-1 PROJECT
scheduled for completion in Nov 2021
- 13 NISHISHINJUKU 5-2 PROJECT
scheduled for completion in Oct 2021



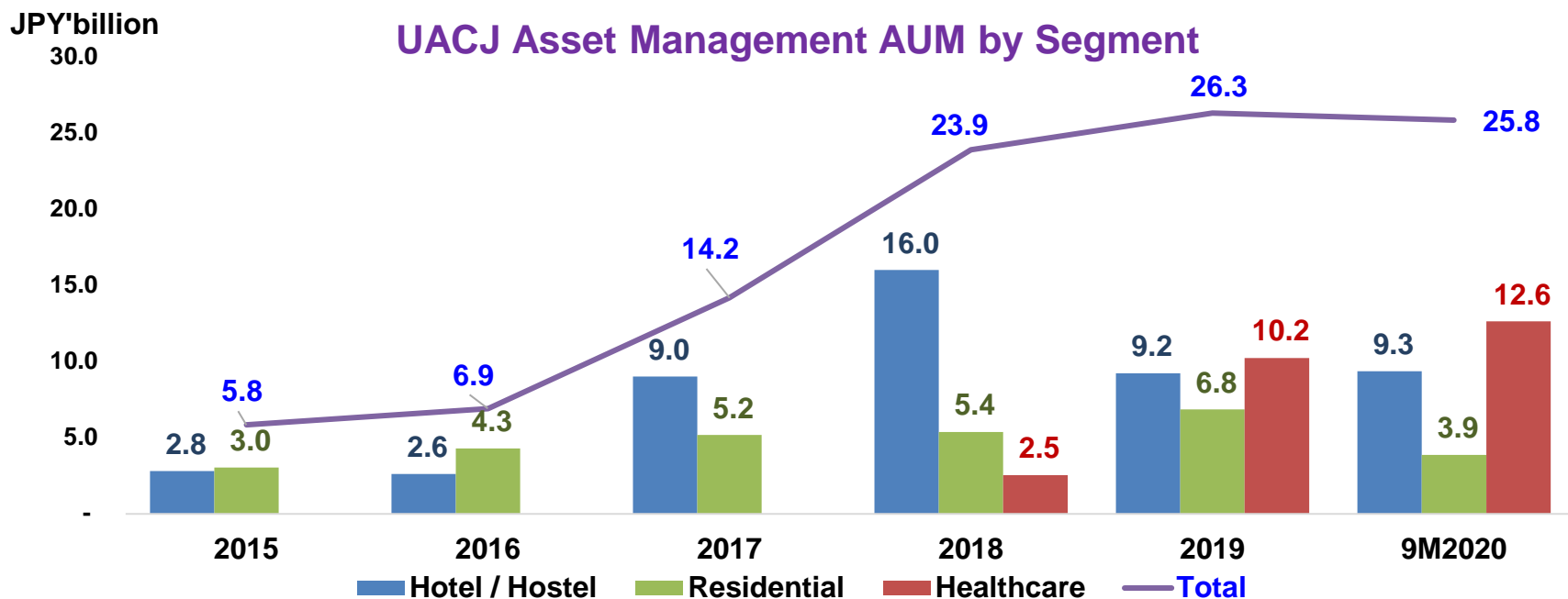
PROPERTY INVESTMENT IN JAPAN

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

Notwithstanding the pandemic, UACJ' assets under management have remained stable and business encouraging, providing stable fee income to the Group.



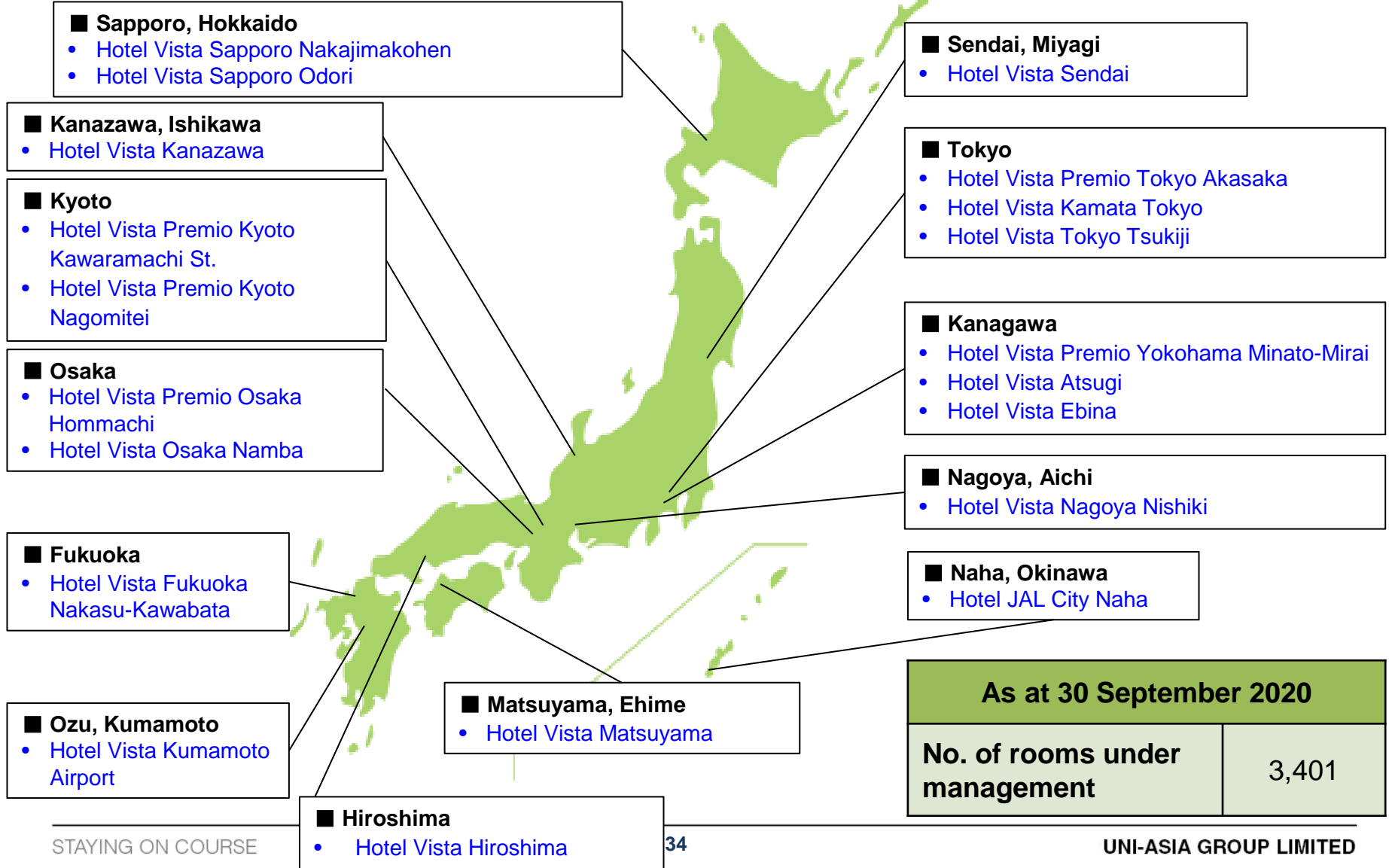
DISPOSAL OF CONTROLLING STAKE IN HOTEL BUSINESS

As announced on 26 June 2020, the Group had disposed of controlling stake in Uni-Asia Hotels group, which houses the Group's hotel operating business. Accordingly, hotel operating business was deconsolidated from the Group's financials.

Due to COVID-19's impact on Japan business hotels sector, the near-term prospects of hotel operating business in Japan is not encouraging. Hence, the Group decided to dispose of the controlling stake in hotel operating business while maintaining a non-controlling stake. This will allow the Group to reduce its exposure to the Japan business hotel sector and at the same time allows the Group to benefit from any potential future recovery in the sector through its remaining interest in its hotel operating business.

VISTA HOTEL MANAGEMENT

Current Portfolio of Hotels Under Operations



■ **Sapporo, Hokkaido**

- Hotel Vista Sapporo Nakajimakohen
- Hotel Vista Sapporo Odori

■ **Sendai, Miyagi**

- Hotel Vista Sendai

■ **Kanazawa, Ishikawa**

- Hotel Vista Kanazawa

■ **Tokyo**

- Hotel Vista Premio Tokyo Akasaka
- Hotel Vista Kamata Tokyo
- Hotel Vista Tokyo Tsukiji

■ **Kyoto**

- Hotel Vista Premio Kyoto Kawaramachi St.
- Hotel Vista Premio Kyoto Nagomitei

■ **Kanagawa**

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

■ **Osaka**

- Hotel Vista Premio Osaka Hommachi
- Hotel Vista Osaka Namba

■ **Nagoya, Aichi**

- Hotel Vista Nagoya Nishiki

■ **Fukuoka**

- Hotel Vista Fukuoka Nakasu-Kawabata

■ **Naha, Okinawa**

- Hotel JAL City Naha

■ **Ozu, Kumamoto**

- Hotel Vista Kumamoto Airport

■ **Matsuyama, Ehime**

- Hotel Vista Matsuyama

■ **Hiroshima**

- Hotel Vista Hiroshima



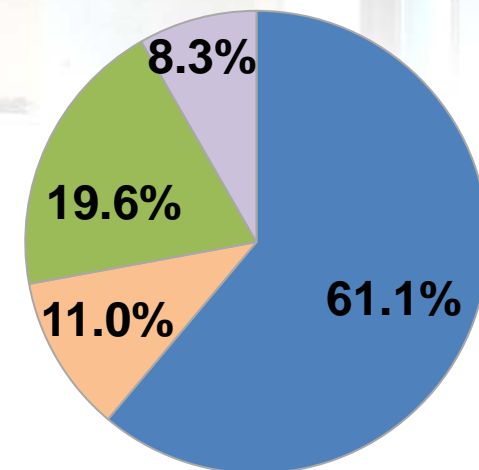
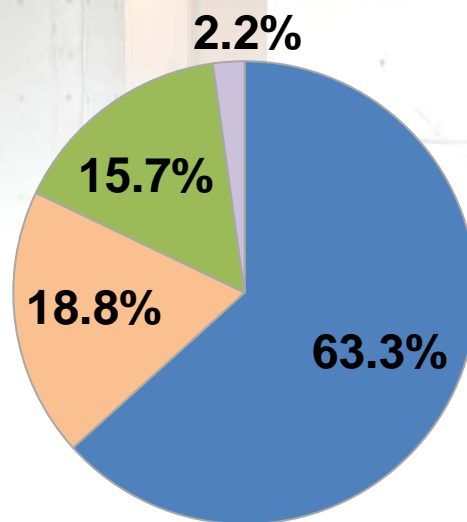
Financial Highlights

TOTAL ASSETS ALLOCATION

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

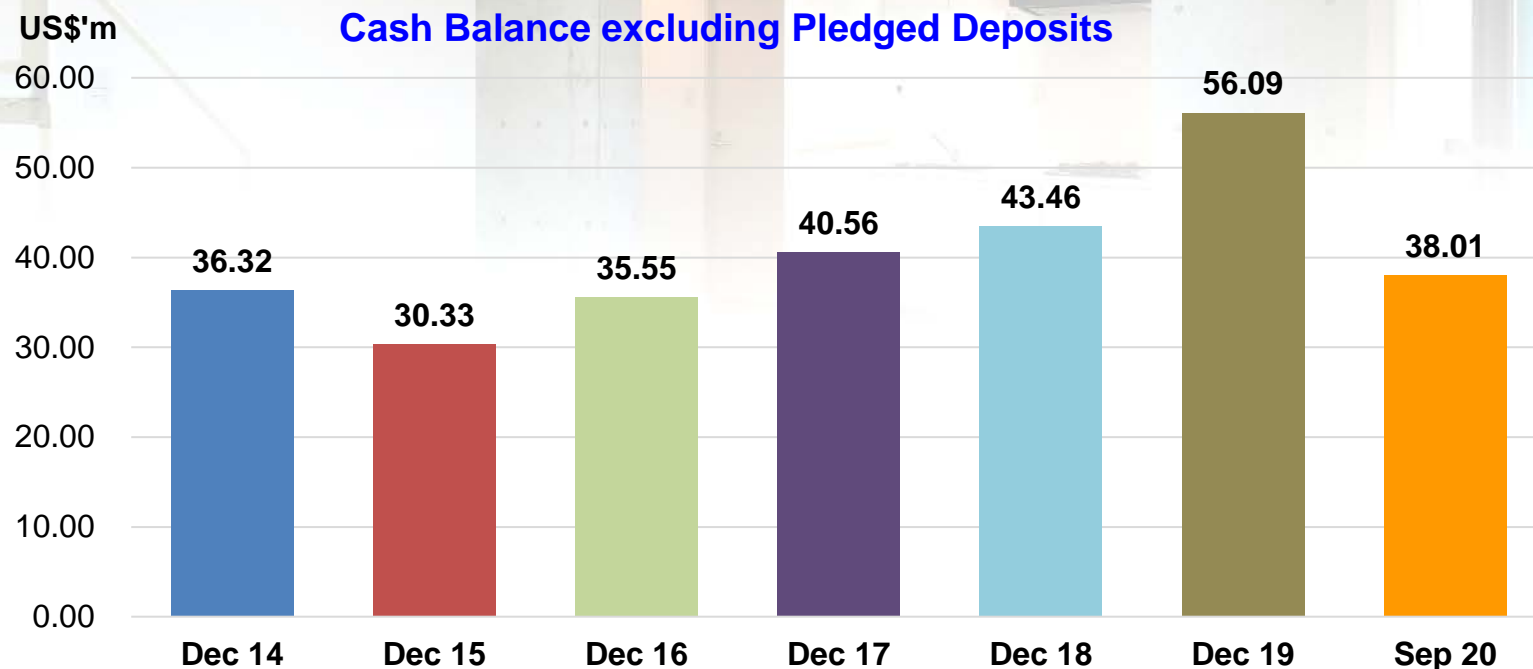
Legend:

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



US\$m	As at 30 September 2020	As at 31 December 2019
Total assets excluding ROU assets	254.3	299.9
Add: ROU – Vessel	1.9	2.6
ROU – Hotels	-	290.1
ROU – Office	1.0	1.5
Total assets per balance sheet	257.2	594.1

HEALTHY CASH BALANCE EXCLUDING PLEDGED DEPOSITS



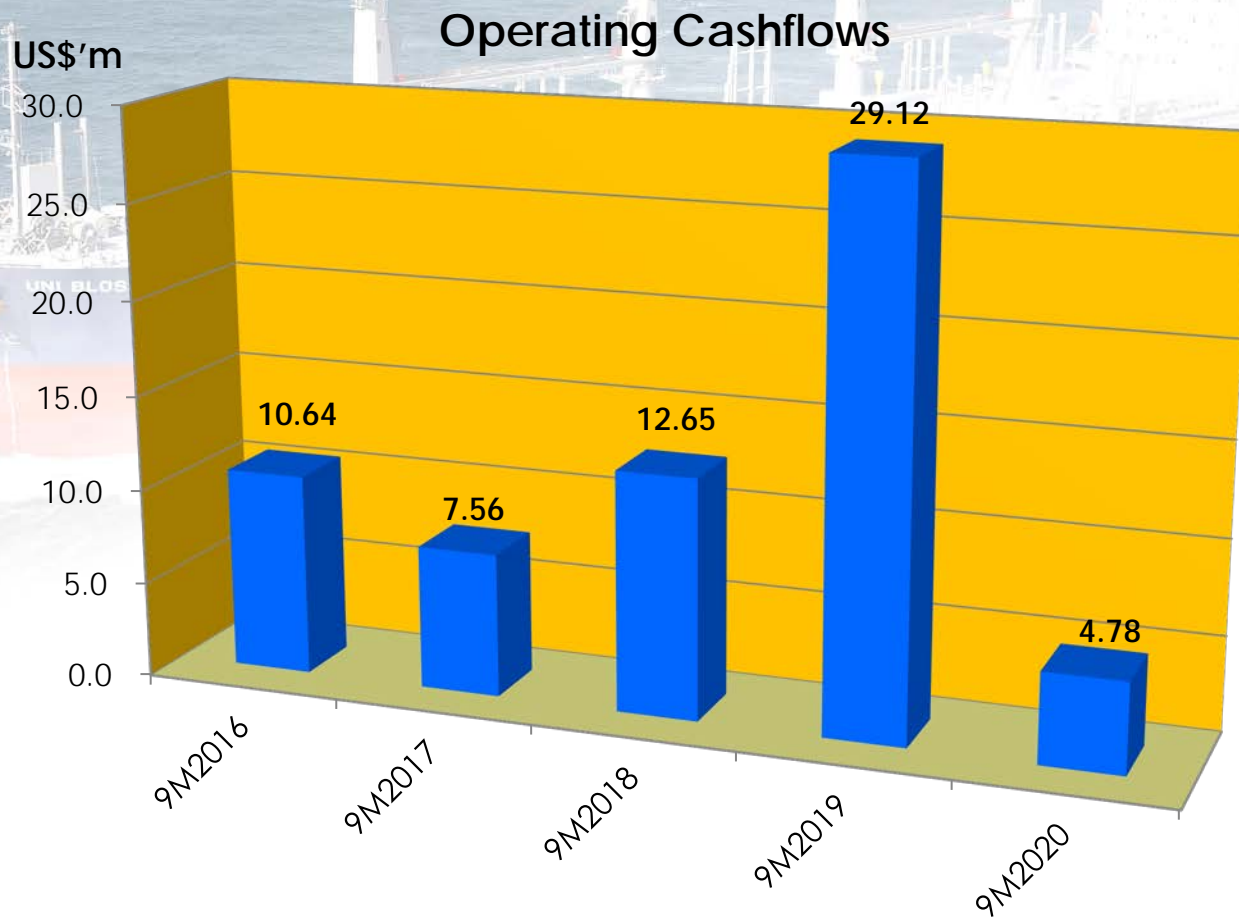
Excluding hotel operations' cash, total cash balance of the Group as at 30 September 2020 was still above the levels as at end 2014, 2015 and 2016 where hotel operations' cash were included.

CASH FLOW

(US\$'000)	9M2020	9M2019
Cash and cash equivalents at beginning of the period	56,089	43,462
Cash Inflow / (Outflow)		
Operating Activity	4,775	29,116
Investing Activity	(7,394)	44,842
Financing Activity	(16,118)	(63,408)
Effect of exchange rate changes	660	489
Net Cash Inflow for the period	(18,077)	11,039
Cash and cash equivalents at the end of the period	38,012	54,501

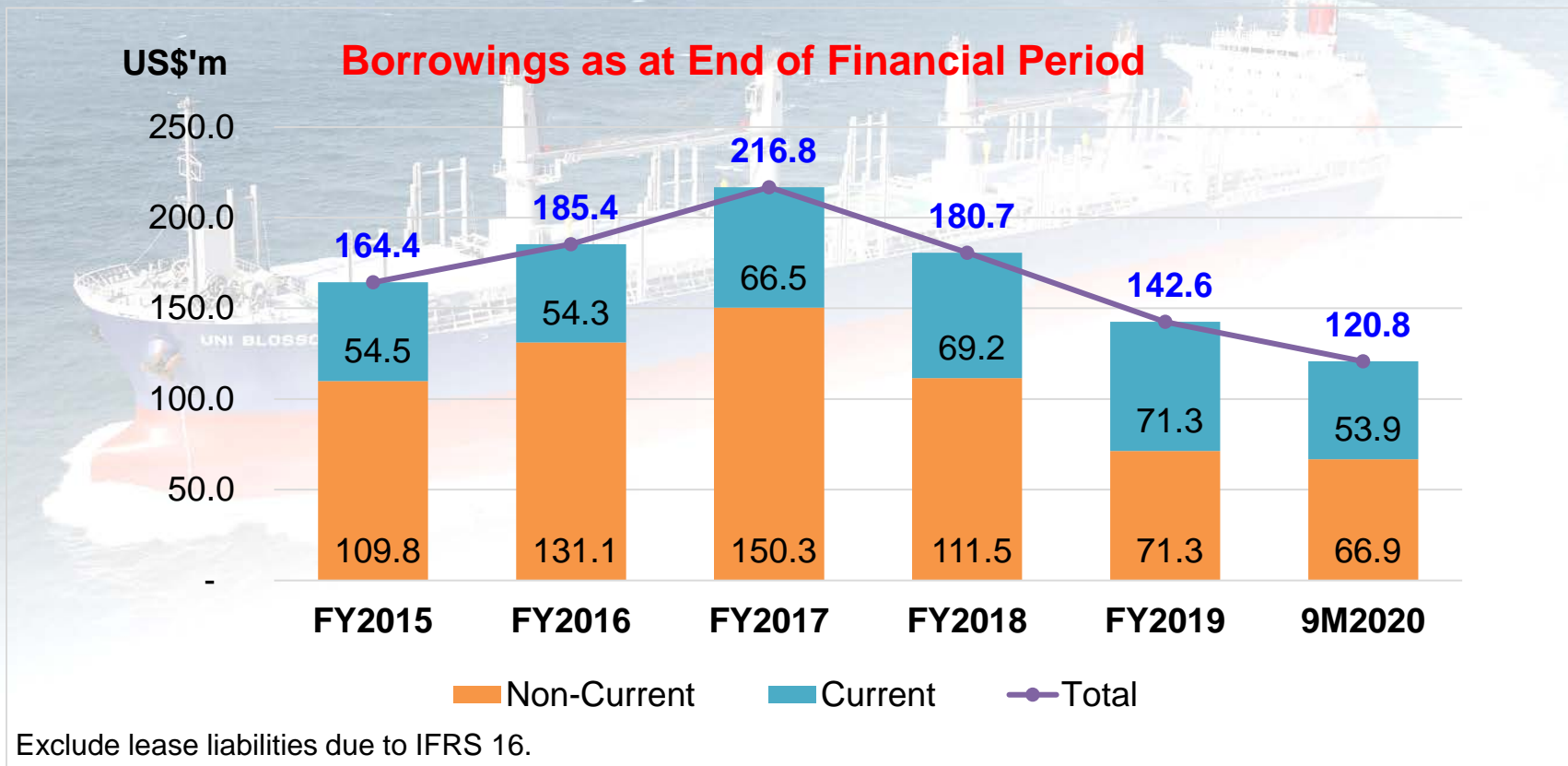
Cash outflow during the period mainly due to investments in 7th and 8th Hong Kong property projects, Alero projects, cash of \$10 million from hotel operating business deconsolidated from the Group's cash.

OPERATING CASH FLOWS



Reduction in operating cash flow mainly due to impact of Covid-19 on ship charter income and hotel income (included as part of Group's cashflow in 1H2020).

BORROWINGS



- The Group's overall borrowings decreased following scheduled repayment and deconsolidation of hotel operating business' borrowings from the Group in June 2020.
- 85% or 102.3 million of the total borrowings is secured by ship/property assets.



Thank you