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

1H2022 Corporate Presentation

DISCLAIMER

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

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Corporate Overview

Corporate Profile

- The Group was founded on 17 March 1997
- Listed on Singapore Exchange on 17 August 2007
- Bloomberg Code: **UAG:SP**
- SGX Stock Code: **CHJ**
- Total number of issued shares: 78,599,987
- The Group's main offices are in Hong Kong, Tokyo and Singapore.
- The Group has a ship management office in Shanghai and a property management office in Guangzhou.

Business Model

1

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

2

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

3

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

Business Model Example - Subsidiary

UNI-ASIA

Lenders → Subsidiary (consolidated)

Charterer / Tenant

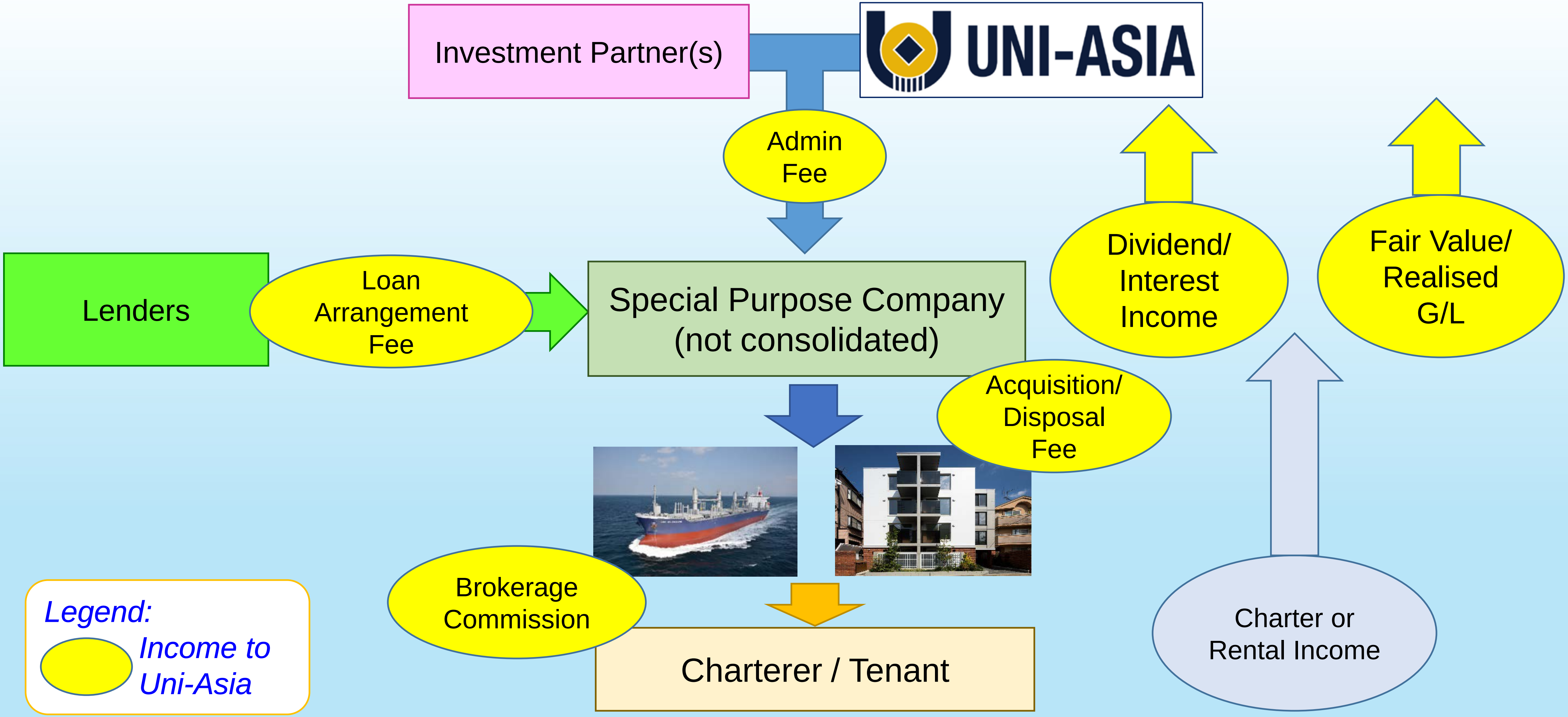
Charter or Rental Income

Fair Value or Realised Gain/Loss

Legend:

Income to Uni-Asia

Business Model Example – JV Structure



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**

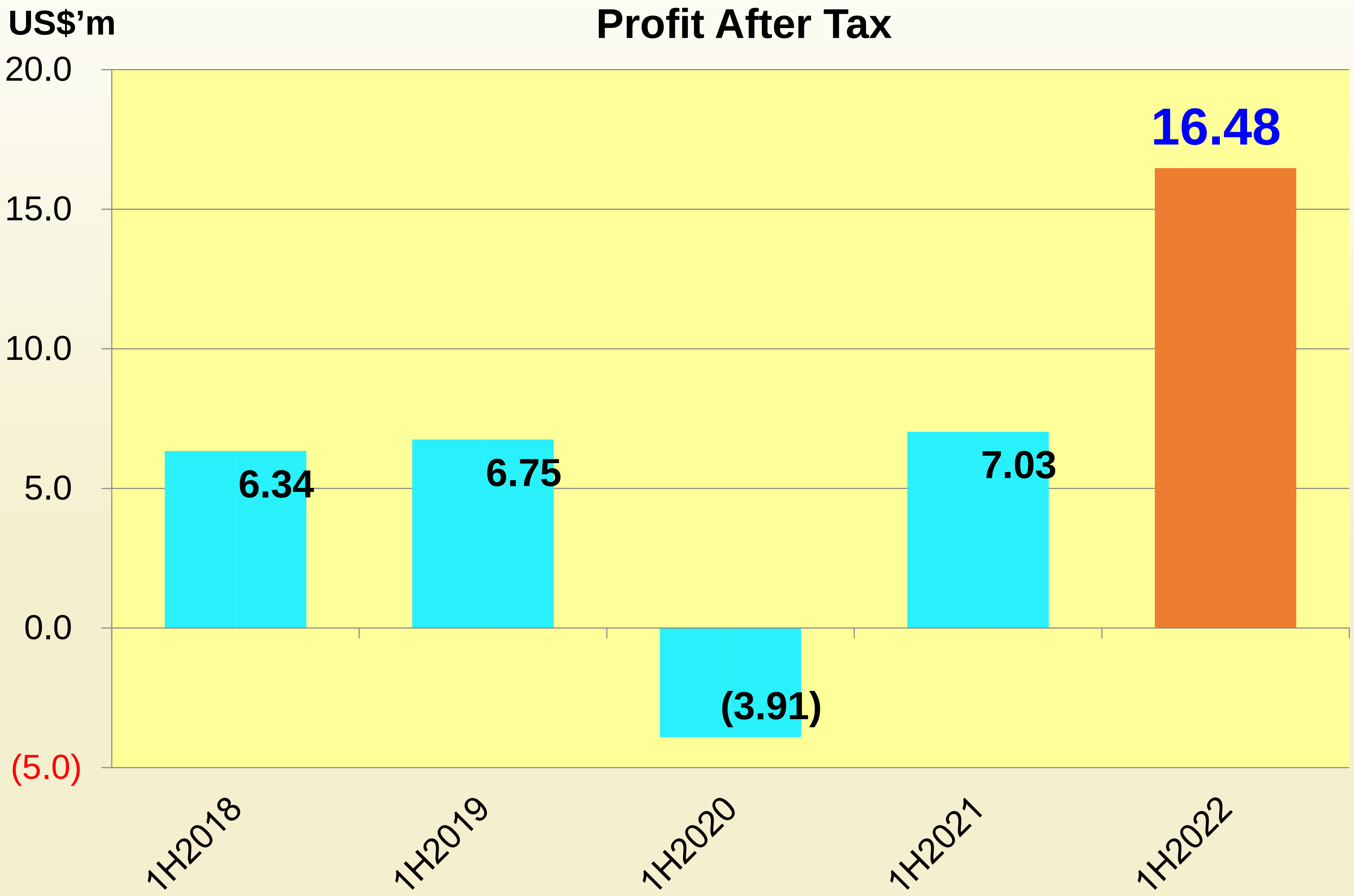
1H2022
Financial Highlights

Highest 1H Profit Achieved

The Group achieved highest 1H profit of US$16.5m for 1H2022 (EPS: 20.87 US₵/share), an increase of 134% from 1H2021

(US$'000)	1H2022	1H2021	% Change	Remarks
Total Income	48,860	31,661	54%	Total income, led by charter income, increased by 54%
Total Expenses	(29,700)	(22,513)	32%	Total expenses increased by 32% at a lower rate than total income
Operating Profit	19,160	9,148	109%	Operating profit of US$19.2 million was achieved for 1H2022, a 109% increase from 1H2021
Profit for the Period	**16,477**	7,033	134%	Highest 1H profit of US$16.5 million was recorded for 1H2022, ↑134% from 1H2021
Profit attributable to owners of parent	16,404	7,180	128%	Profit attributable to owners was US$16.4 million for 1H2022
Earnings per Share (US Cents)	**20.87**	9.13	129%	1H2022 EPS of 20.87 US ₵/share compared to 1H2021 EPS of 9.13 US ₵/share

Highest Interim Profit



Good shipping market extends into 1H2022 propelling the Group's 1H2022 profit to US$16.5 million

Interim Dividend of 6.5 SG ₵/share

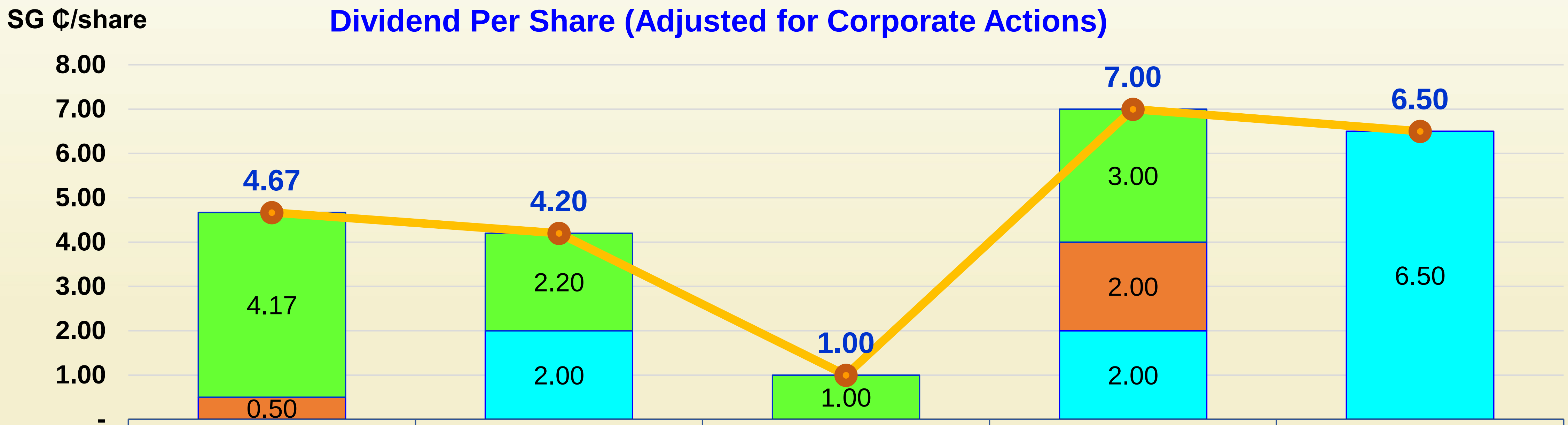
While profit increased by 134% for 1H2022, Interim dividend increased by 225% for 1H2022 to 6.5 SG ₵/share

(US$'000)	1H2022		1H2021	% Change	Remarks
Profit for the Period	**16,477**	↖	7,033	134%	1H profit of US$16.5 million was recorded for 1H2022, ↑134% from 1H2021
Interim Dividend per Share (SG Cents)	**6.5**	↖	2.0	**225%**	**6.5 SG ₵/share dividend** declared for 1H2022, ↑ more than 200% that of 1H2021

Key Dates for Interim Dividend:	
Date on which Registrable Transfers to be received by the Company will be registered before entitlements to the dividend are determined:	5.00 p.m., 21 September 2022
Payment date:	30 September 2022

Interim Dividend of 6.5 SG ₵/share

Following the paring down of credit lines in FY2021, the Group is able to pay more interim dividend to shareholders in 1H2022 from profit/cash generated

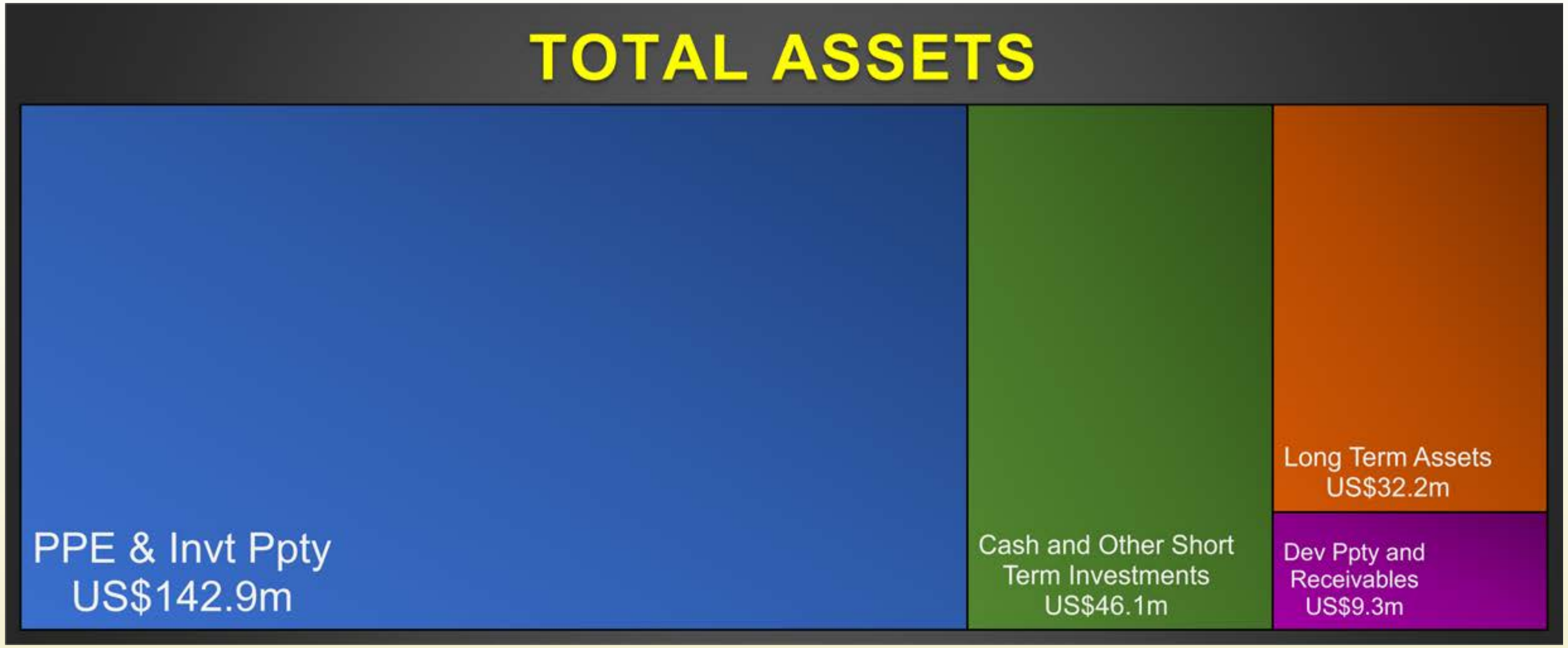


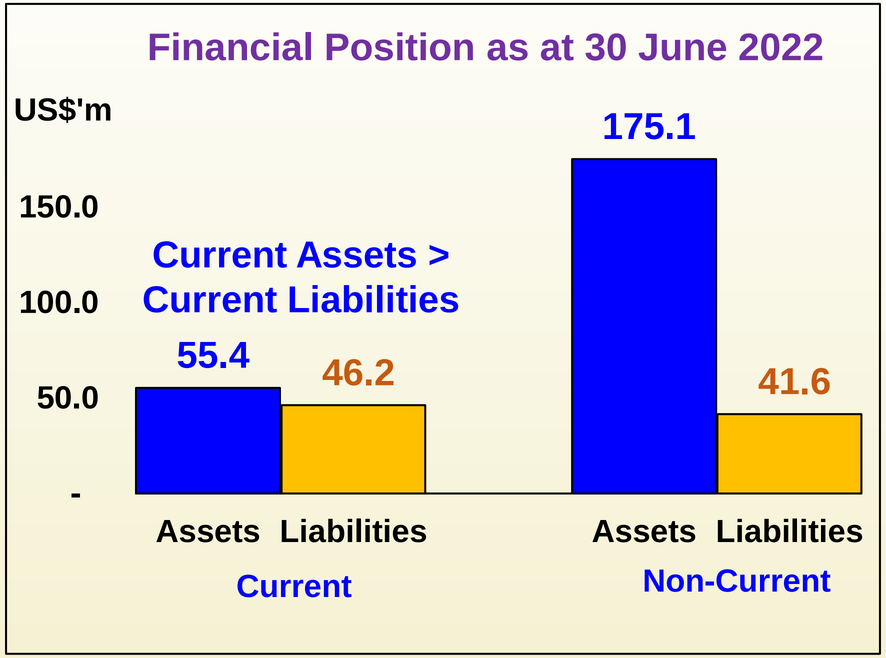
	FY2018	FY2019	FY2020	FY2021	1H2022
Final Dividend	4.17	2.20	1.00	3.00	
Special Dividend	0.50			2.00	
Interim Dividend		2.00		2.00	6.50
Total Dividend	4.67	4.20	1.00	7.00	6.50

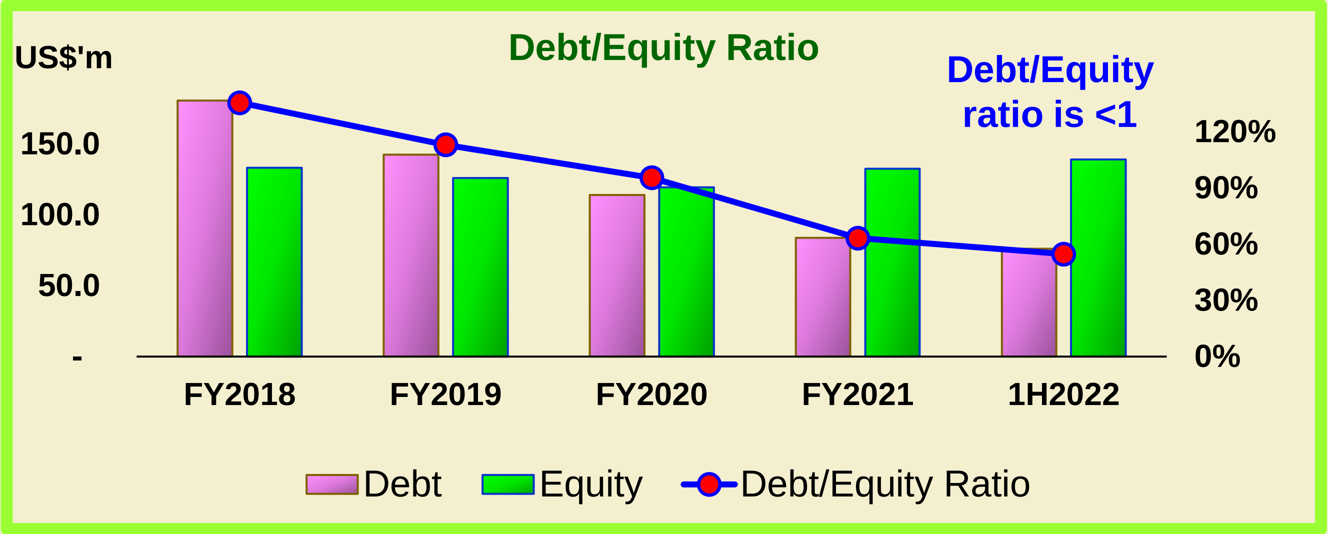
Balance Sheet Summary

(US$'million)	As at 30-Jun-22	As at 31-Dec-21	Increase / (Decrease)	Remarks
Total Assets	230.5	230.7	↓ (0.2)	
Total Liabilities	87.8	98.2	↓ (10.4)	Total liabilities reduced mainly due to repayment of borrowings
Total Equity	142.7	132.5	↑ 10.2	Net equity increased
Total Debt	76.0	83.8	↓ (7.8)	Total borrowings reduced due to scheduled repayment
Total Cash	45.0	36.7	↑ 8.3	
Debt to Equity Ratio (Gearing)	0.53	0.63	↓ (0.10)	Debt/Equity reduced while NAV per share increased
NAV per share (US$)	1.82	1.69	↑ 0.13	

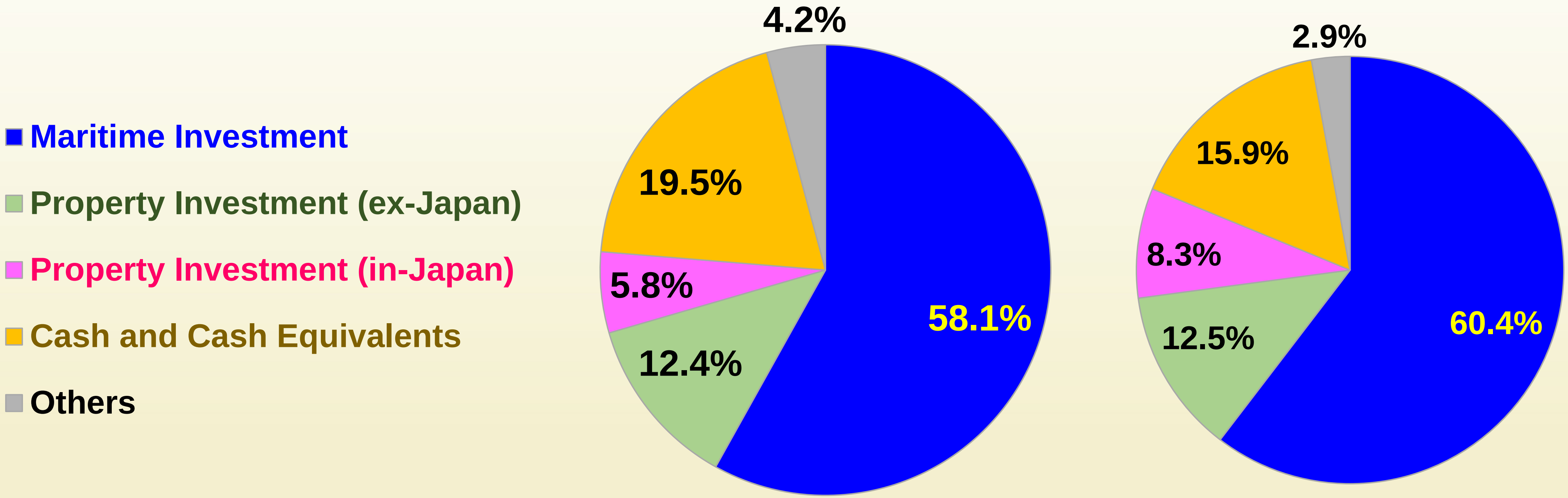
Strong Balance Sheet







Total Assets Allocation



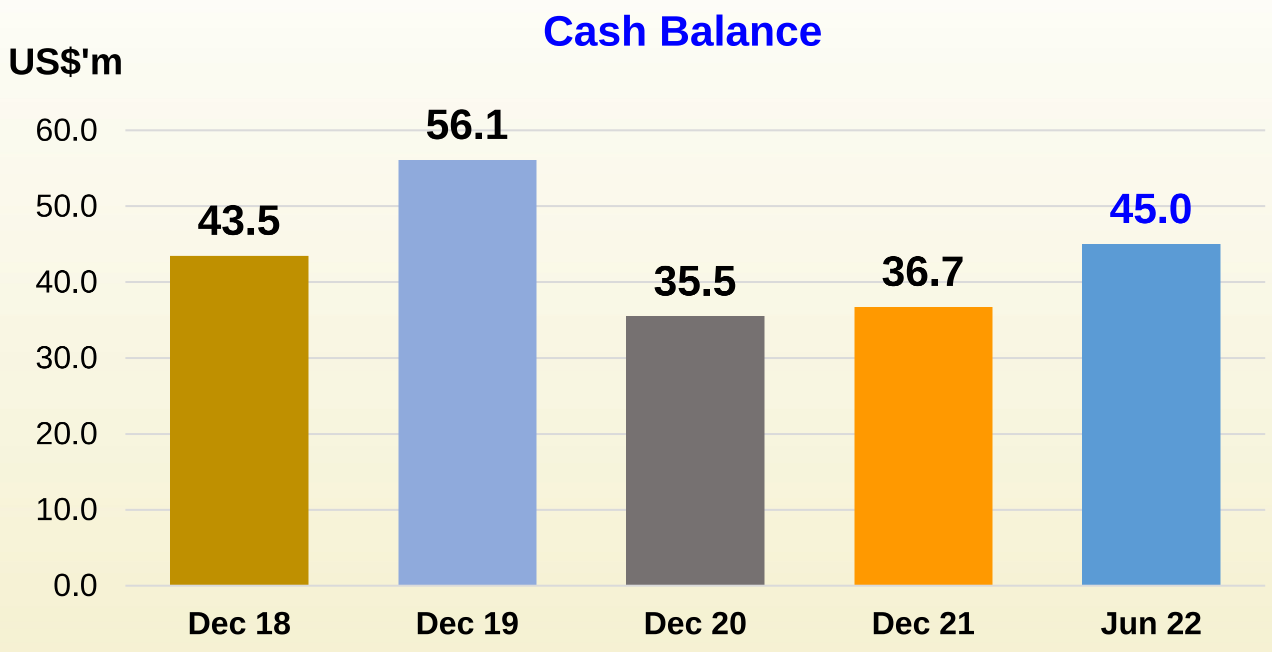
US$'million	As at 30 June 2022	As at 31 December 2021
Total Assets	230.5	230.7

Cash Flows

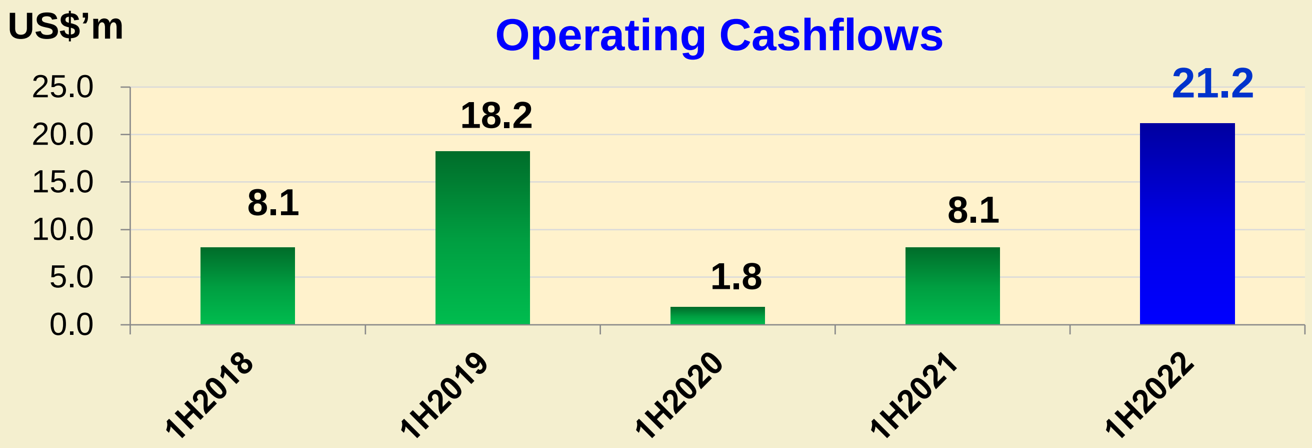
(US$'000)	1H2022	1H2021
Cash and cash equivalents at beginning of the period	**36,732**	**35,477**
Cash Inflow / (Outflow)		
Operating Activities	21,193	8,126
Investing Activities	655	11,217
Financing Activities	(10,690)	(21,503)
Effect of exchange rate changes	(2,891)	(1,031)
Net Cash Inflow / (Outflow) for the period	**8,267**	**(3,191)**
Cash and cash equivalents at the end of the period	**44,999**	**32,286**

- Operating cash flows were US$21.2 million for 1H2022 compared to US$8.1 million for 1H2021 due to good shipping market, sale of properties under development and fee income including ship finance arrangement fees and property-related fee income in Japan.
- Cash outflow from financing activities have reduced as most of the unsecured borrowings had been repaid in 2021.

Cash

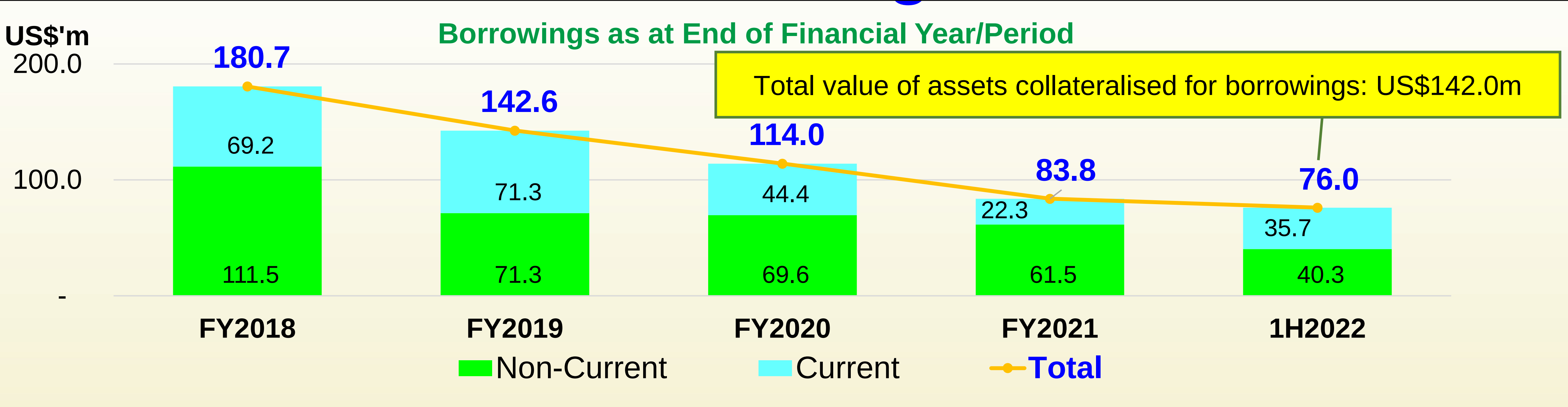


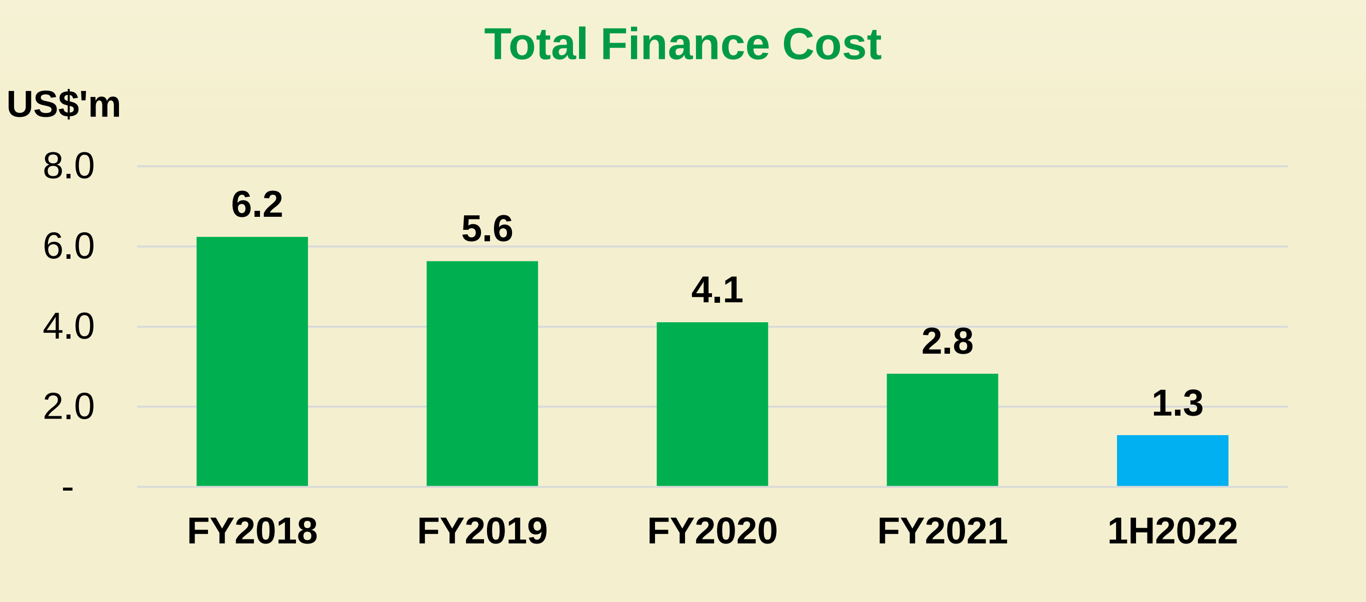
The Group's total cash increased in 1H2022 due to good performance. Approximately US$3.7 million or around 8% of cash as at 30 June 2022 will be paid out as interim dividend in September 2022.



Operating cashflows of the Group had increase to a level higher than that before the pandemic.

Borrowings





Total borrowings reduced mainly due to scheduled repayment of existing borrowings.

With a reduction in borrowings, total finance costs of the Group reduced as well. Depending on the rate of increase of interest rates, the Group may prepay portions of borrowings due for refinancing in the coming year to reduce impact of rising interest rates on the Group's performance.

Borrowings vis-à-vis Cash

As at 30 Jun 2022 Borrowings Collateralised By:	Current Borrowings USD'm	Non-Current Borrowings USD'm	Total Borrowings USD'm	Book Values of Assets Collateralised USD'm
Ship assets	32.5	32.3	**64.8**	131.0
Property assets	0.2	8.0	**8.2**	11.0
No collateral	3.0	-	**3.0**	-
Total	35.7	40.3	**76.0**	142.0

	USD'm
Total Secured Borrowings	73.0
Total Book Value of Assets Collateralised	142.0
Total Cash	45.0
Total Operating Cash Flows	21.2

Borrowings are 51.4% of book value of total assets collateralised

- As at 30 June 2022, out of the Group's total borrowings of US$76.0 million, US$73.0 million are secured by assets with book values of US$142.0 million.
- Only US$3.0 million of the borrowings was unsecured, which the Group had repaid upon maturity in July 2022.
- On the other hand, the Group has US$45.0 million cash on hand and generated operating cash flows of US$21.2 million for 1H2022.
- Hence, notwithstanding that the Group has US$35.7 million borrowings due less than a year, the Group's assets are able to meet the borrowing repayment obligations.

1H2022
Business Update

Group Segment P&L

Both Shipping and Property segments' 1H2022 net profit increased by >50% from 1H2021's net profit.

(US$'000)		1H2022	1H2021	% Change
Shipping	Revenue	36,608	24,343	50%
	Net Profit / (Loss)	19,109	8,967	113%
Property	Revenue	12,224	7,360	66%
	Net Profit / (Loss)	1,323	870	52%
Headquarters	Revenue	90	28	N/M
Headquarters' shared corporate services	Net Profit / (Loss)	(3,955)	(2,804)	41%
Group Total	Revenue	48,860	31,661	54%
	Net Profit / (Loss)	16,477	7,033	134%

P&L of Shipping Segment

Shipping business segment, led by Ship Owning and Chartering sub-segment, recorded total revenue of US$36.6m and a profit of US$19.1m.

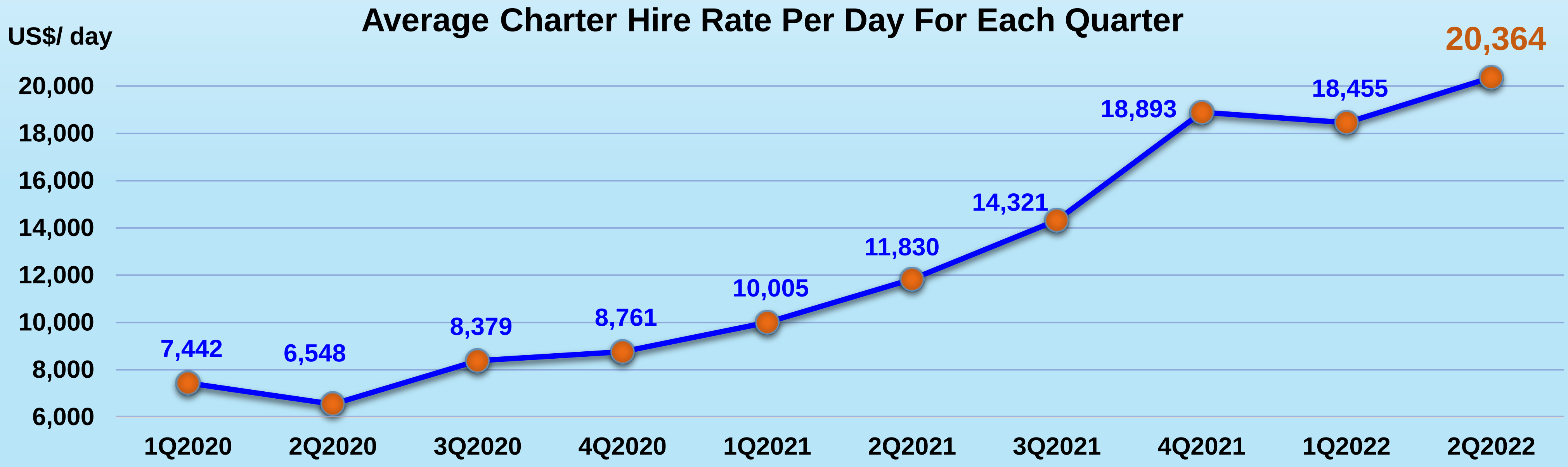
(US$'000)		1H2022	1H2021	% Change
Shipping	Revenue	36,608	24,343	50%
	Net Profit / (Loss)	19,109	8,967	113%
Ship Owning and Chartering *Ship Owning/ Leasing & Chartering*	Revenue	34,615	21,883	58%
	Net Profit / (Loss)	17,742	6,331	180%
Maritime Asset Management • *Investment and Asset Management of Ships* • *Ship Finance Arrangement*	Revenue	1,627	1,936	(16%)
	Net Profit / (Loss)	866	2,315	(63%)
Maritime Services • *Commercial / Technical Management of Ships* • *Ship Related Brokerage Services*	Revenue	1,294	1,112	16%
	Net Profit / (Loss)	505	341	48%

Ship Owning and Chartering

(US$'000)	1H2022	1H2021	% Change	Remarks
Turnover	34,615	21,883	58%	
Charter Income	34,036	19,998	70%	Charter income increased by 70% due to strong shipping market.
Fee Income	458	322	42%	
Investment Returns	-	527	(100%)	Investment returns in 1H2021 was mainly due to sale of listed shipping shares that were completely sold in 2021.
Interest Income	13	1	N/M	
Other Income	108	1,035	(90%)	Other income for 1H2021 mainly due to miscellaneous ship related receipts including insurance claims which were absent in 1H2022.
Expenses	(15,631)	(13,920)	12%	Total expenses increase mainly due to increase in ship-related expenses including crew expenses.
Profit from Operation	18,984	7,963	138%	
Finance costs	(1,222)	(1,632)	(25%)	Finance costs reduced due to decrease in ship related borrowings.
Profit before Tax	17,762	6,331	181%	
Profit after Tax	**17,742**	**6,331**	180%	US$17.7 million profit recorded, averaging around close to US$3.0 million per month.

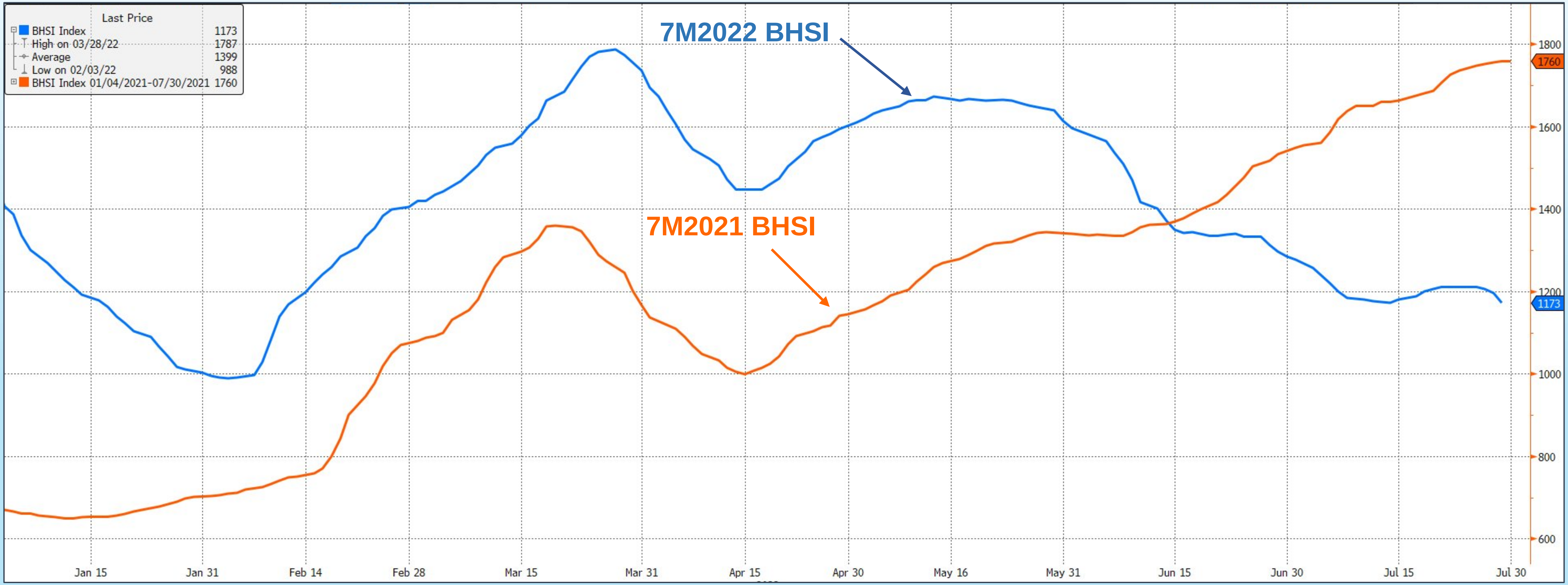
Charter Income of Wholly Owned Ships

	1Q2020	2Q2020	3Q2020	4Q2020	1Q2021	2Q2021	3Q2021	4Q2021	1Q2022	2Q2022
Charter Income (US$'000)	7,241	6,503	8,357	8,296	9,750	10,248	12,577	15,230	16,141	17,895
No. of operating days	973	993	997	947	974	866	878	806	875	879



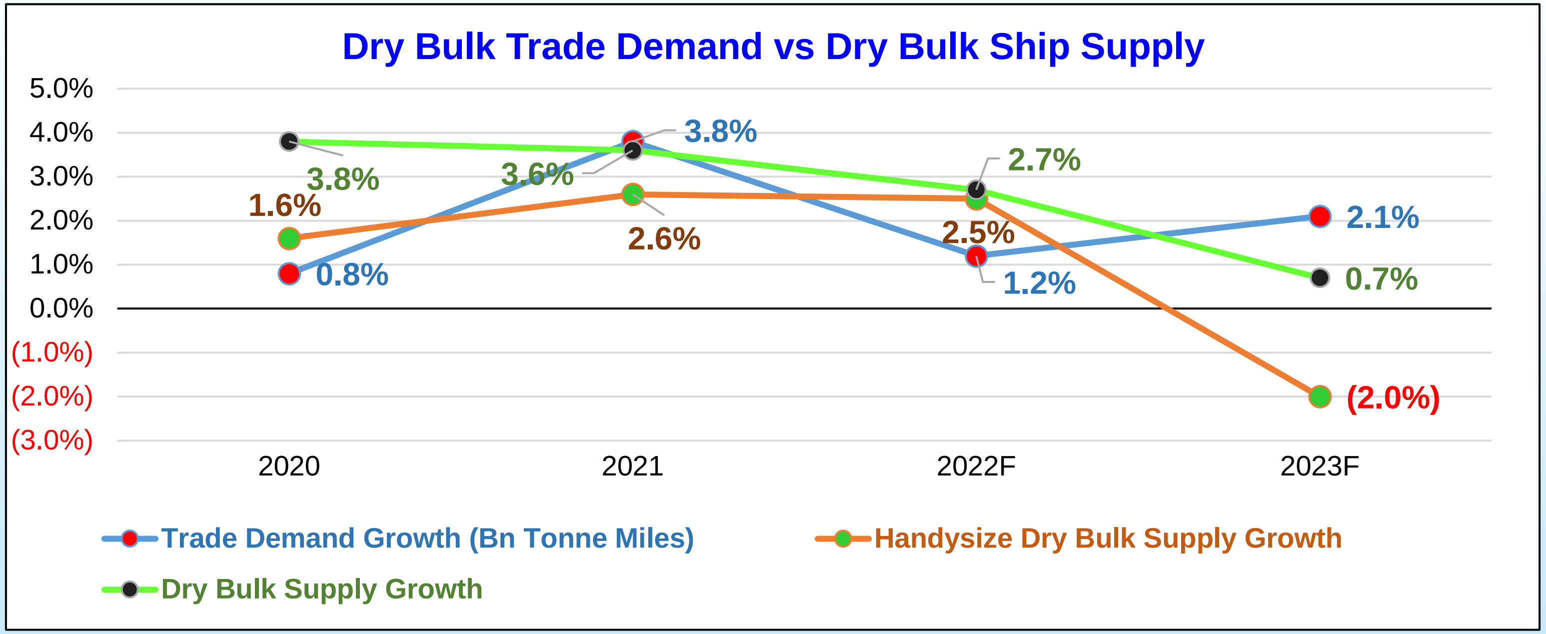
Baltic Handysize Index

The Baltic Handysize Index ("BHSI") for 2022 was stronger than that in 2021 until mid June. While BHSI is in decline since May 2022 amidst the macroeconomics headwinds, dry bulk earnings are still above historical average. Market players are cautiously optimistic on the short-term outlook of dry bulk market.



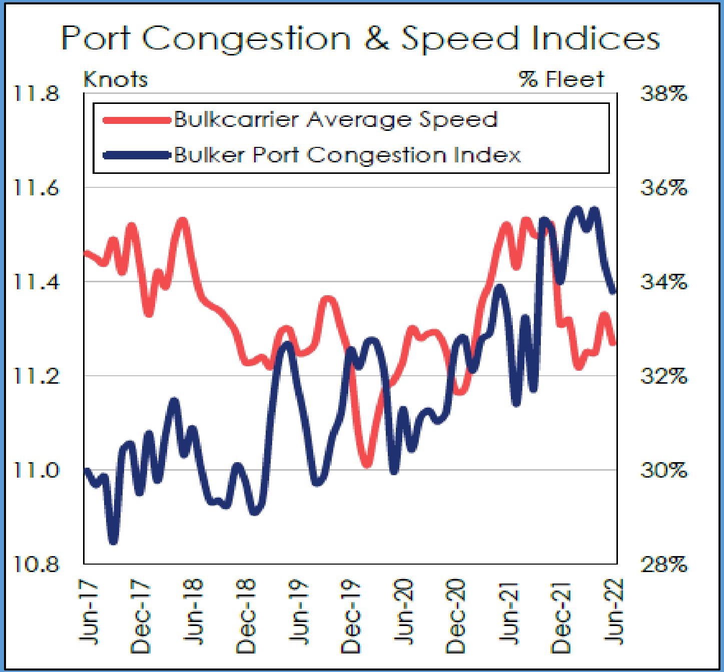
Source: Bloomberg

Seaborne Dry Bulk Trade Supply/Demand



According to Clarksons Research Dry Bulk Trade Outlook ("DBTO") July 2022 edition, demand growth projection for seaborne dry bulk tonne-mile is around 1.2% in 2022 and 2.1% in 2023. Partly due to the softer Chinese iron ore import in 1H2022, the demand growth projection for 2022 has reduced from previous projection.

Total dry bulk ship supply is projected to grow by 2.7% in 2022 and 0.7% in 2023. However for handysize dry bulk ships, the supply is projected to grow by a slower rate of 2.5% in 2022 and negative 2.0% in 2023 compared to total dry bulk ship supply.



Meanwhile, port congestion continues to provide significant market support. According to Clarksons Research's bulkcarrier port congestion index, while an average of around 34% of fleet capacity are 'at port' in June, down around 2% from February 2022's high, the figures are still around 4% above pre-Covid (2016-19) average levels.

Source: Clarksons Research DBTO July 2022

Wholly Owned Dry Bulk Portfolio

4 of the Group's 10 wholly-owned dry bulk carriers are scheduled for dry-docking in 2H2022, with a total of around 110 off-hire days being budgeted.

	Name of Ship	Capacity	Type	Year of Built	Shipyard
1	M/V Uni Challenge	29,078 DWT	Bulker	2012	Y-Nakanishi
2	M/V Uni Wealth	29,256 DWT	Bulker	2009	Y-Nakanishi
3	M/V Uni Auc One	28,709 DWT	Bulker	2007	Shin-Kurushima
4	M/V Victoria Harbour	29,100 DWT	Bulker	2011	Y-Nakanishi
5	M/V Clearwater Bay	29,118 DWT	Bulker	2012	Y-Nakanishi
6	M/V ANSAC Pride	37,094 DWT	Bulker	2013	Onomichi
7	M/V Island Bay	37,649 DWT	Bulker	2014	Imabari
8	M/V Inspiration Lake	37,706 DWT	Bulker	2015	Imabari
9	M/V Glengyle	37,679 DWT	Bulker	2015	Imabari
10	M/V Uni Bulker	37,700 DWT	Bulker	2016	Imabari

Maritime Asset Management

(US$'000)	1H2022	1H2021	% Change	Remarks
Turnover	1,627	1,936	(16%)	
Fee Income	1,459	706	107%	Increase of fee income due to arrangement deal closed in 1H2022
Investment Returns	102	1,066	(90%)	1H2021 gain due to containership disposal. No significant investment returns recognised in 1H2022
Interest Income	66	164	(60%)	
Expenses	(761)	400	N/M	1H2021 expense include reversal of impairment which was absent in 1H2022
Profit from Operation	866	2,336	(63%)	
Finance costs	-	(21)	(100%)	
Profit before Tax	866	2,315	(63%)	
Profit after Tax	**866**	**2,315**	(63%)	MAM business segment achieved a profit of US$0.9 million for 1H2022 due to arrangement deal transaction, and despite lack of assets disposal.

Joint-investment Dry Bulk Portfolio

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

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.

(US$'000)	1H2022	1H2021	% Change	Remarks
Turnover	1,294	1,112	16%	
Fee Income	1,290	1,109	16%	Charter brokerage fee income increased due to increase in charter rates
Interest Income	3	2	50%	
Other Income	1	1	-	
Expenses	(741)	(713)	4%	
Profit before Tax	553	399	39%	
Profit after Tax	**505**	**341**	48%	Profit increased by 48% from 1H2021

P&L of Property Segment

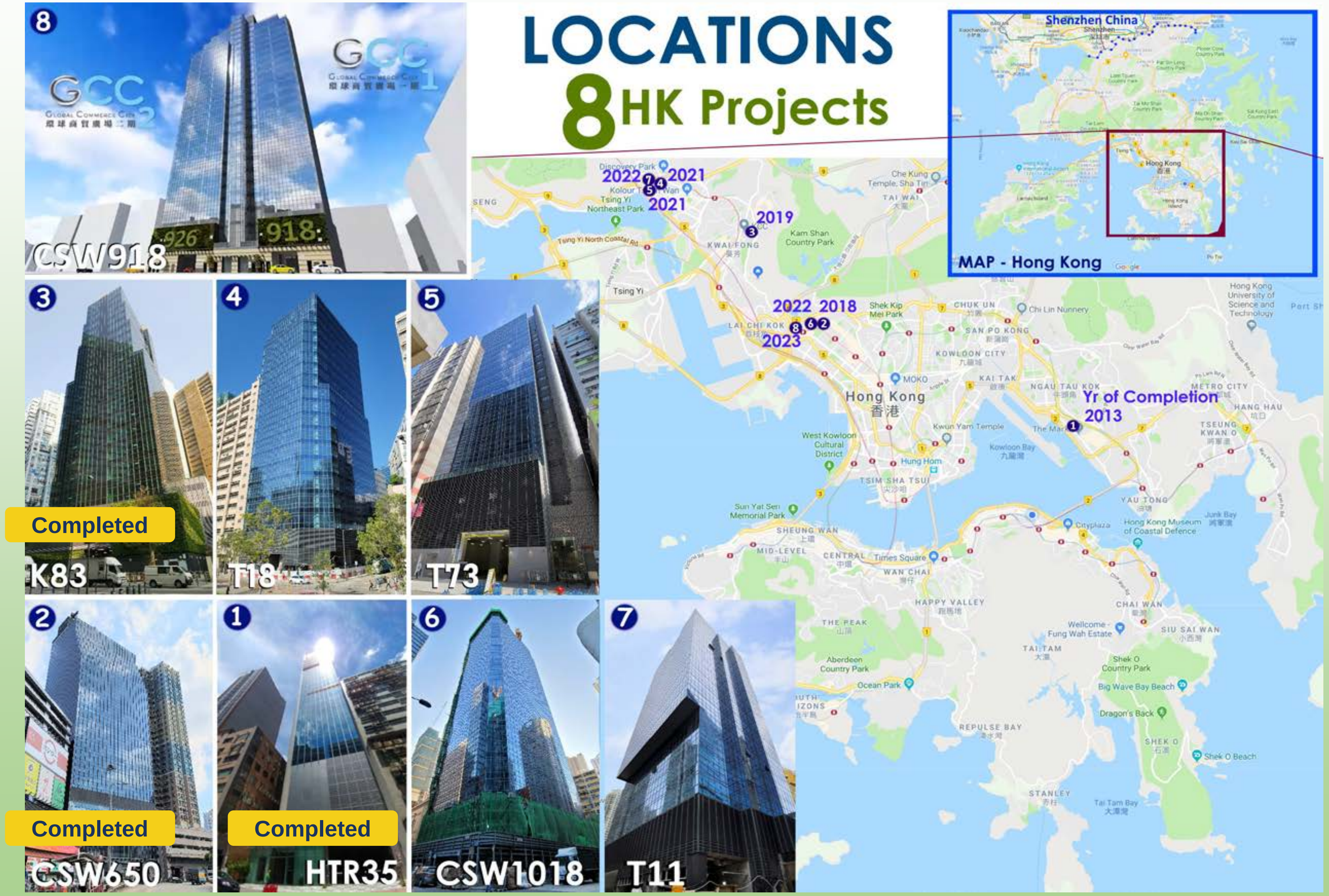
Property business segment, led by Property Investment (in-Japan) sub-segment, recorded total profit of US$1.3m.

(US$'000)		1H2022	1H2021	% Change
Property	Revenue	12,224	7,360	66%
	Net Profit / (Loss)	1,323	870	52%
Property Investment (ex-Japan) *Investment/Asset Management of Properties ex-Japan*	Revenue	133	142	(6%)
	Net Profit / (Loss)	(366)	50	N/M
Property Investment (in-Japan) *Investment/Asset Management of Properties in Japan*	Revenue	12,091	7,218	68%
	Net Profit / (Loss)	1,689	820	106%

Property Investment (ex-Japan)

(US$'000)	1H2022	1H2021	% Change	Remarks
Turnover	133	142	(6%)	
Fee Income	242	220	10%	Fee income, comprising mainly administration fee income, remained fairly stable.
Investment Returns	(117)	(95)	23%	No significant investment returns recorded for 1H2022.
Interest Income	6	10	(40%)	
Other Income	2	7	(71%)	
Expenses	(499)	(92)	N/M	
Profit/ (Loss) from Operation	(366)	50	N/M	
Finance costs	-	-	-	
Profit/ (Loss) before Tax	(366)	50	N/M	
Profit/ (Loss) after Tax	(366)	50	N/M	A loss of US$0.4 m was recorded for 1H2022 as the HK property market remains slow.

Hong Kong Properties



The Group has invested in 8 Hong Kong property projects to date. The first 3 projects had been completed and contributed good returns to the Group in the past.

While the commercial/industrial property market in Hong Kong may be slow currently due to the COVID-19 pandemic, Hong Kong remains a key financial hub in Asia, and market players are generally optimistic about Hong Kong's property in the mid to long term.

Updates on Hong Kong Property Projects

4th HK Property Project – T18	
Investment:	HKD26.5 million or around USD3.4 million (2.5% effective ownership)
Location:	18 - 20 Tai Chung Road, Tsuen Wan, Hong Kong
Project:	Office building
Current status:	Construction has been completed and the building is ready for occupation. Ground floor shops were all sold and presale of office units are underway.

5th HK Property Project – T73	
Investment:	HKD33.8 million or around USD4.3 million (7.5% effective ownership)
Location:	71 – 75 Chai Wan Kok Street, Tsuen Wan, Hong Kong
Project:	Industrial building
Current status:	Final approval for occupation has been obtained. Office units in the project are on sale in the market.

T18

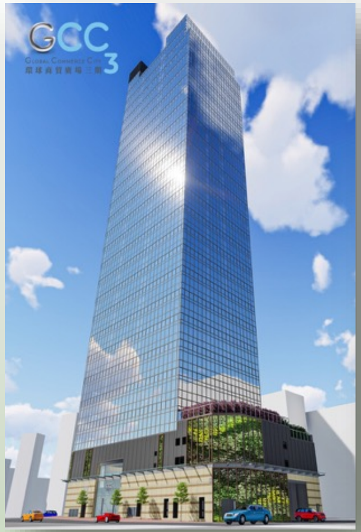
T73

Both projects have been completed and are currently in the market for strata-title sales. The market is being closely monitored so as to realise the best returns from these projects.

Updates on Hong Kong Property Projects

6th HK Property Project – CSW1018	
Investment:	HKD35.2 million or around USD4.5 million (3.825% effective ownership)
Location:	1016 – 1018 Tai Nam West Street, Kowloon, Hong Kong
Project:	Industrial office building to be completed by 2022
Current status:	The project has completed its development and obtained an OP certificate in May 2022. 1/3 of the building's GFA has been sold and this completed office is gradually attracting interest from the market.

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, Hong Kong
Project:	Office building to be completed in 2Q2022
Current status:	Development of the property is almost completed and the final stage of approval is underway. The shop and a unit have been committed by investors and the official sale may be launched soon.




CSW1018


T11

Tsuen Wan Projects (Aerial View)

Updates on Hong Kong Property Projects

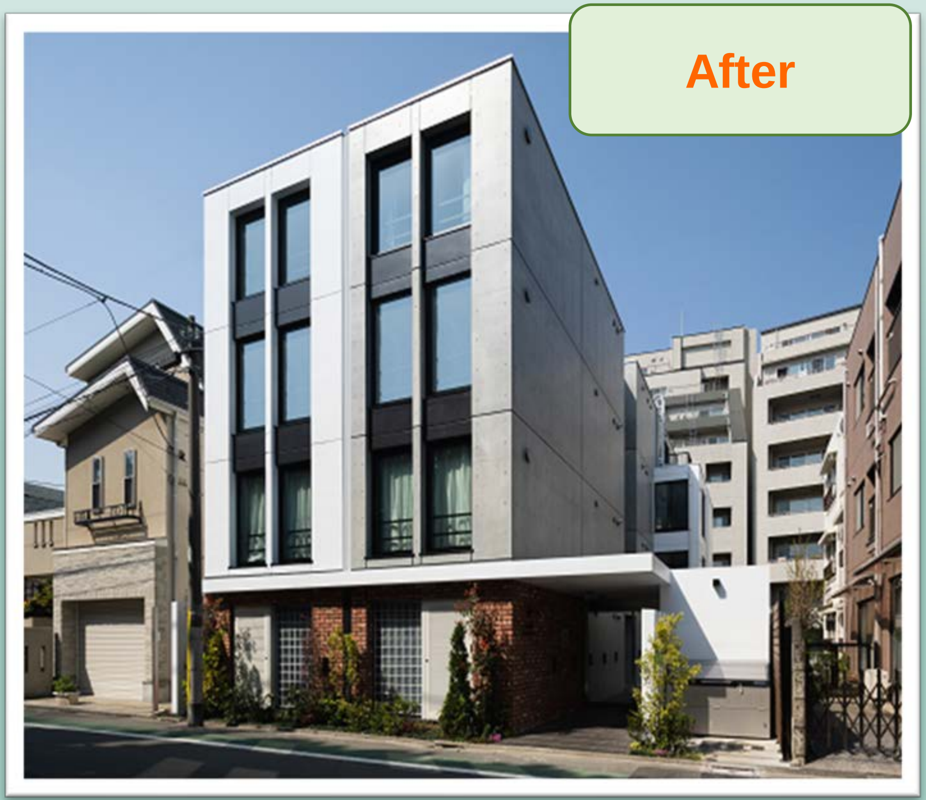
8th HK Property Project – CSW918	
Investment:	HKD33.0 million or around USD4.23 million (3.0% effective ownership)
Location:	916 – 926 Cheung Sha Wan Road, Hong Kong
Project:	Two phases of an industrial office building complex to be completed by 2023
Current status:	The development has recently completed its foundation construction and will be entering the superstructure construction stage soon (Sep 2022). The development is on schedule and is targeted to complete in Jun 2023. The location of this project is good and some investors have ear-marked certain floors for purchasing.

Property Investment (in-Japan)

(US$'000)	1H2022	1H2021	% Change	Remarks
Turnover	12,091	7,218	68%	
Fee Income	1,717	1,115	54%	Increase in fee income due to (i) increase in arrangement fees relating to property assets deals closed; (ii) increase in asset management fees with increase in assets under management; (iii) increase in incentive fees with assets managed meeting targets; and (iv) increase in brokerage commission with new property related brokerage deals closed.
Investment Returns	1,104	1,007	10%	
Sale of properties under development	9,222	5,091	81%	Due to sale of 2 properties under development in 1H2022 as opposed to 1 in 1H2021.
Other Income	48	5	N/M	
Expenses	(9,254)	(6,043)	53%	Increase due mainly to costs of 2 properties under development sold totalling US$7.5m in 1H2022 instead of cost of 1 property under development sold of US$4.5m in 1H2021.
Profit/ (Loss) from Operation	2,837	1,175	141%	
Finance costs/ TK Allocation	(890)	(182)	N/M	Increase due to allocation of TK profits of property under development sold to external TK investors.
Profit/ (Loss) before Tax	1,947	993	96%	
Profit/ (Loss) after Tax	1,689	820	106%	Due to the above factors, profit of Property Investment in Japan increased by 106% from US$0.8m in 1H2021 to US$1.7m in 1H2022.

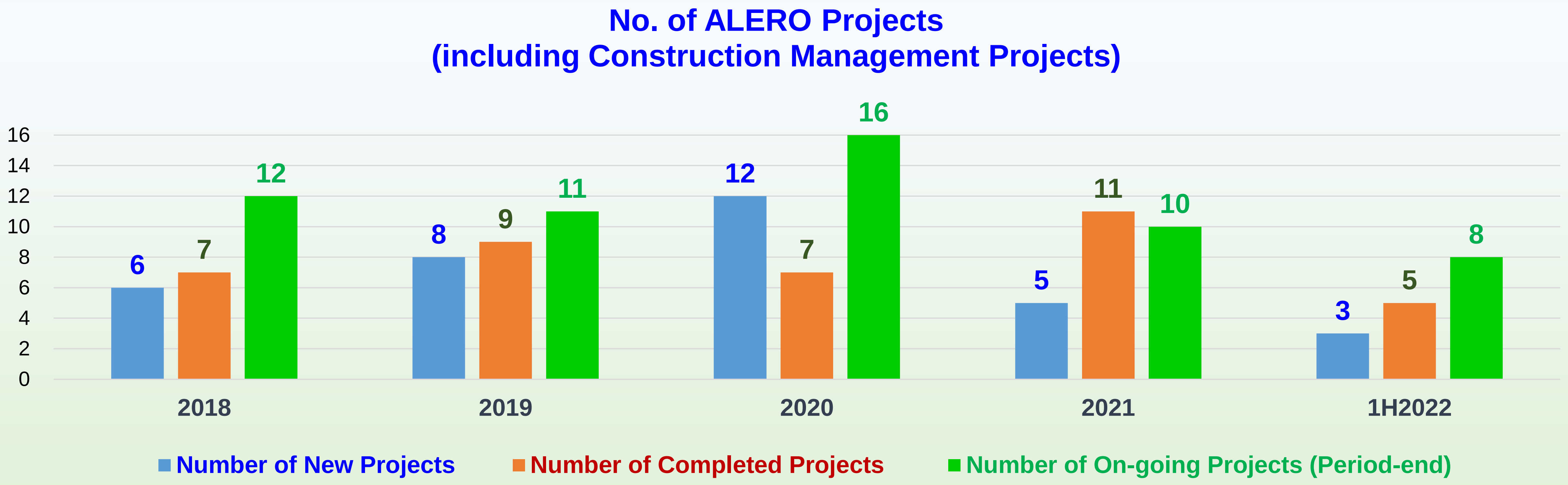
ALERO Projects

- The Group invests in and develops small residential property projects in Tokyo, named "ALERO" Series.
- The Group purchases land and develops into 4 - 5 storey buildings with 10 - 30 units of studio or maisonette type flats.
- The completed projects are typically sold en bloc.



ALERO Projects

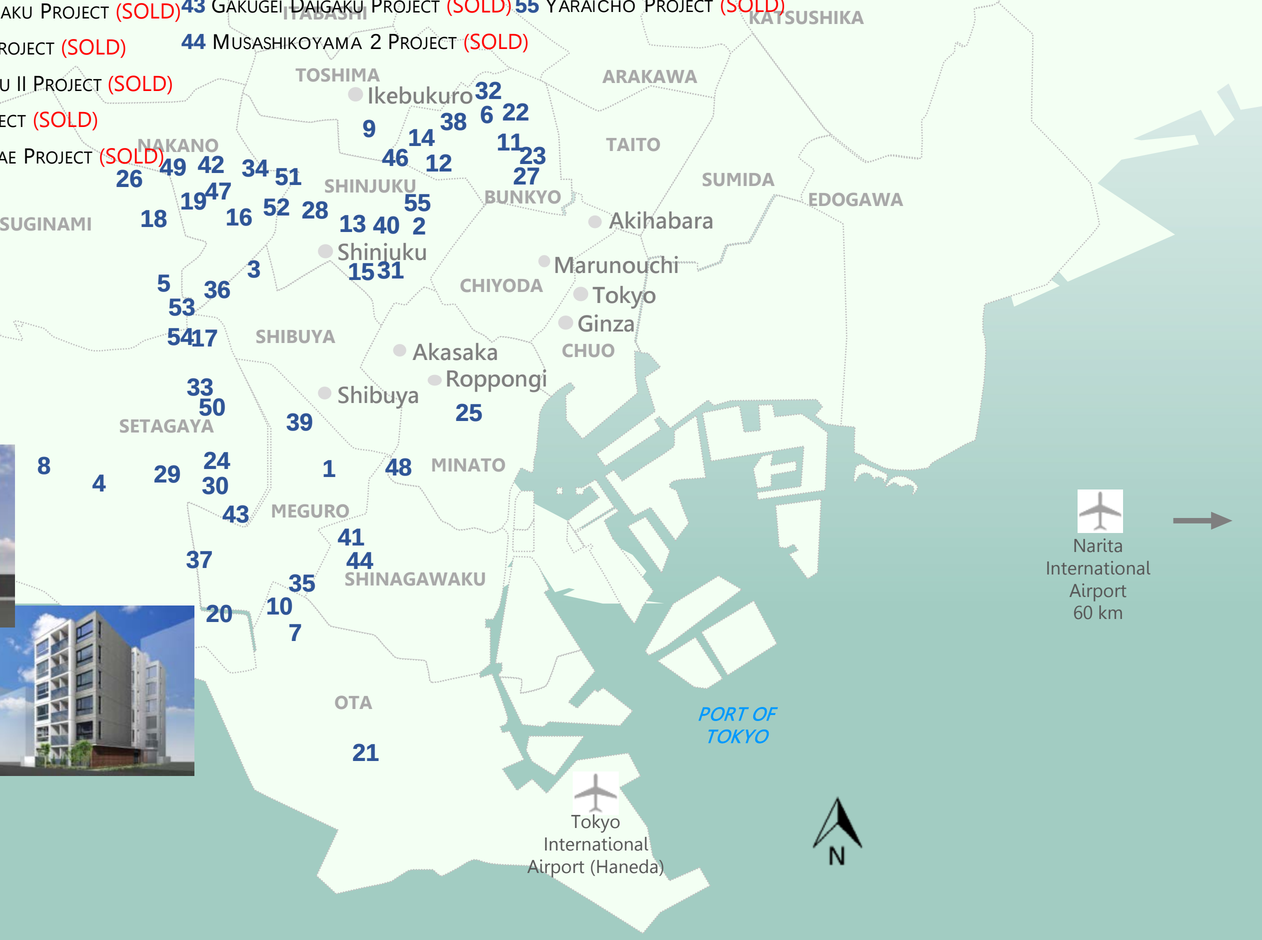
The Group has very stringent selection criteria in selecting new ALERO projects, and will not compromise internal assessment requirements to chase after new projects. It is due to the Group's cautious approach that every ALERO project that the Group invested in had been profitable since the Group started the ALERO series in 2011.



Note: Ongoing projects exclude the 2 leasing projects – Takadanobaba project and Takabanobaba 1 chome project.

Small Residential Projects in Tokyo, Japan (Sold Projects)

1 ShimoMeguro Project (SOLD)
2 Akebonobashi Project (SOLD)
3 Hatagaya Project (SOLD)
4 Sakura-Shimmachi Project (SOLD)
5 Honancho Project (SOLD)
6 Sengoku Project (SOLD)
7 Ookayama Project (SOLD)
8 ChitoseFunabashi Project (SOLD)
9 Mejiro Project (SOLD)
10 Ookayama3 Project (SOLD)
11 Hakusan2 Project (SOLD)
12 Edogawabashi Project (SOLD)
13 Nishi Waseda Project (SOLD)
14 Otowa Project (SOLD)
15 Higashi Shinjuku Project (SOLD)
16 Nakano Sakaue Project (SOLD)
17 Sasazuka Project (SOLD)
18 Higashi Koenji Project (SOLD)
19 Nakano 3-chome Project (SOLD)
20 Okusawa Project (SOLD)
21 Nishi Kamata Project (SOLD)
22 Hakusan III Project (SOLD)
23 Yushima I Project (SOLD)
24 Sangenjaya Project (SOLD)
25 Azabujuban Project (SOLD)
26 Koenji Minami Project (SOLD)
27 Yushima II Project (SOLD)
28 Nakanosakuue Project (SOLD)
29 Komazawa daigaku Project (SOLD)
30 Sangenjaya II Project (SOLD)
31 Higashi Shinjuku II Project (SOLD)
32 Sengoku II Project (SOLD)
33 Komaba Todamae Project (SOLD)
34 Takadanobaba II Project (SOLD)
35 Senkoku Project (SOLD)
36 Sasazuka II Project (SOLD)
37 Nakane Project (SOLD)
38 Hakusan 2-23 Project (SOLD)
39 Ikejiri Ohashi Project (SOLD)
40 Yotsuya 4 Project (SOLD)
41 Musashikoyama Project (SOLD)
42 Shin Nakano Project (SOLD)
43 Gakugei Daigaku Project (SOLD)
44 Musashikoyama 2 Project (SOLD)
46 Takada Project (SOLD)
47 Nakano Shinbashi Project (SOLD)
48 Shirokane Project (SOLD)
49 Nakano 5 Project (SOLD)
50 Taishido Project (SOLD)
51 Nishishinjuku 1Project (SOLD)
52 Nishishinjuku 2 Project (SOLD)
53 Meidaimae Project (SOLD)
54 Hatagaya Project (SOLD)
55 Yaraicho Project (SOLD)



Small Residential Projects in Tokyo, Japan (Sold Projects)

Small Residential Projects in Tokyo, Japan (Projects Under Construction/Planning) As At 30 June 2022 (excluding commercial management project)

Pending construction completion

1 Kagacho Project
scheduled for completion in Aug 2022

2 Hounancho Project
scheduled for completion in Oct 2022

3 Shimoochiai Project
scheduled for completion in Feb 2023

4 Okubo Project
scheduled for completion in Aug 2023

5 Komazaiwa daigaku Project
scheduled for completion in Aug 2023

6 Denenchohu Project
scheduled for completion in Jun 2023

Pending sales completion

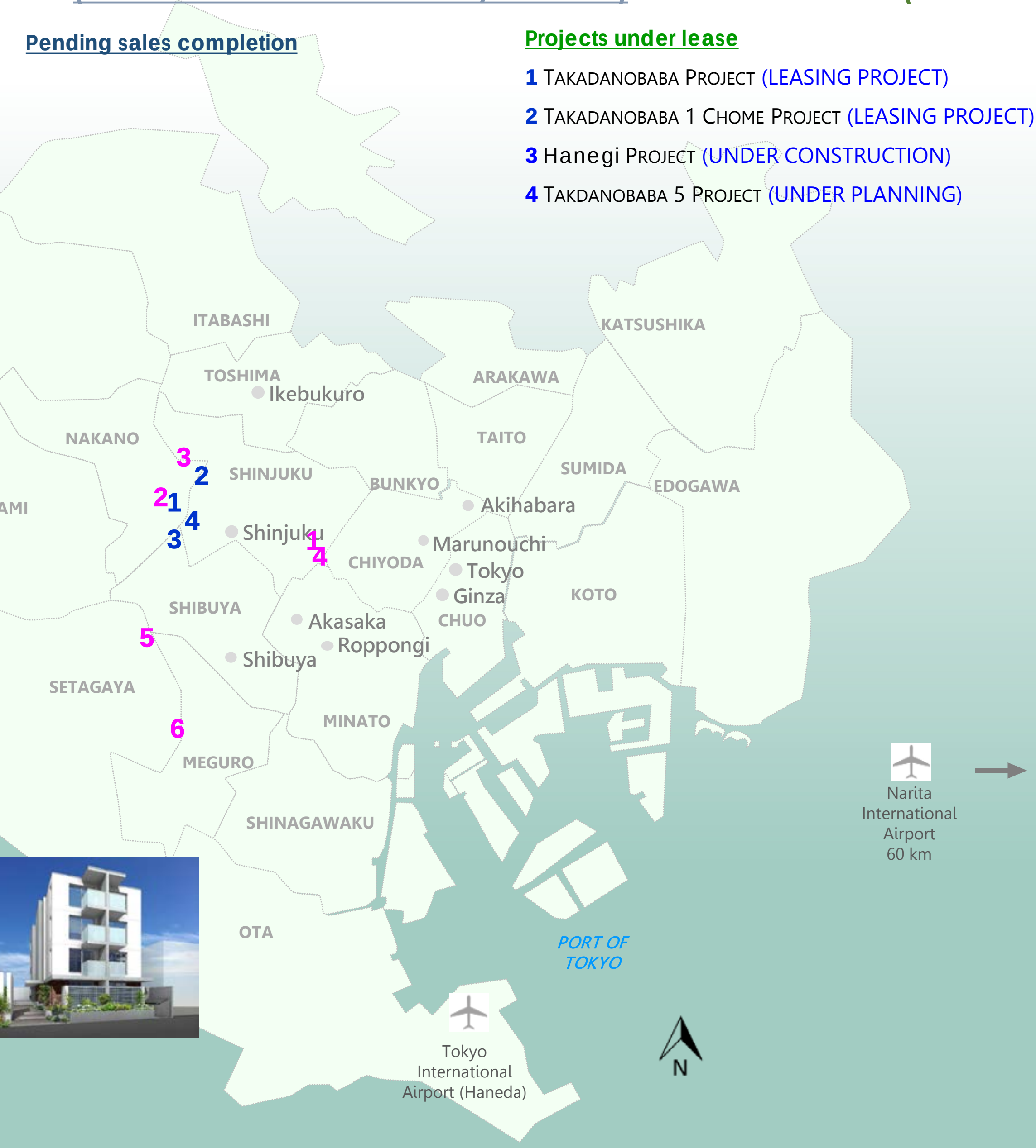
1 Takadanobaba Project (LEASING PROJECT)

2 Takadanobaba 1 Chome Project (LEASING PROJECT)

3 Hanegi Project (UNDER CONSTRUCTION)

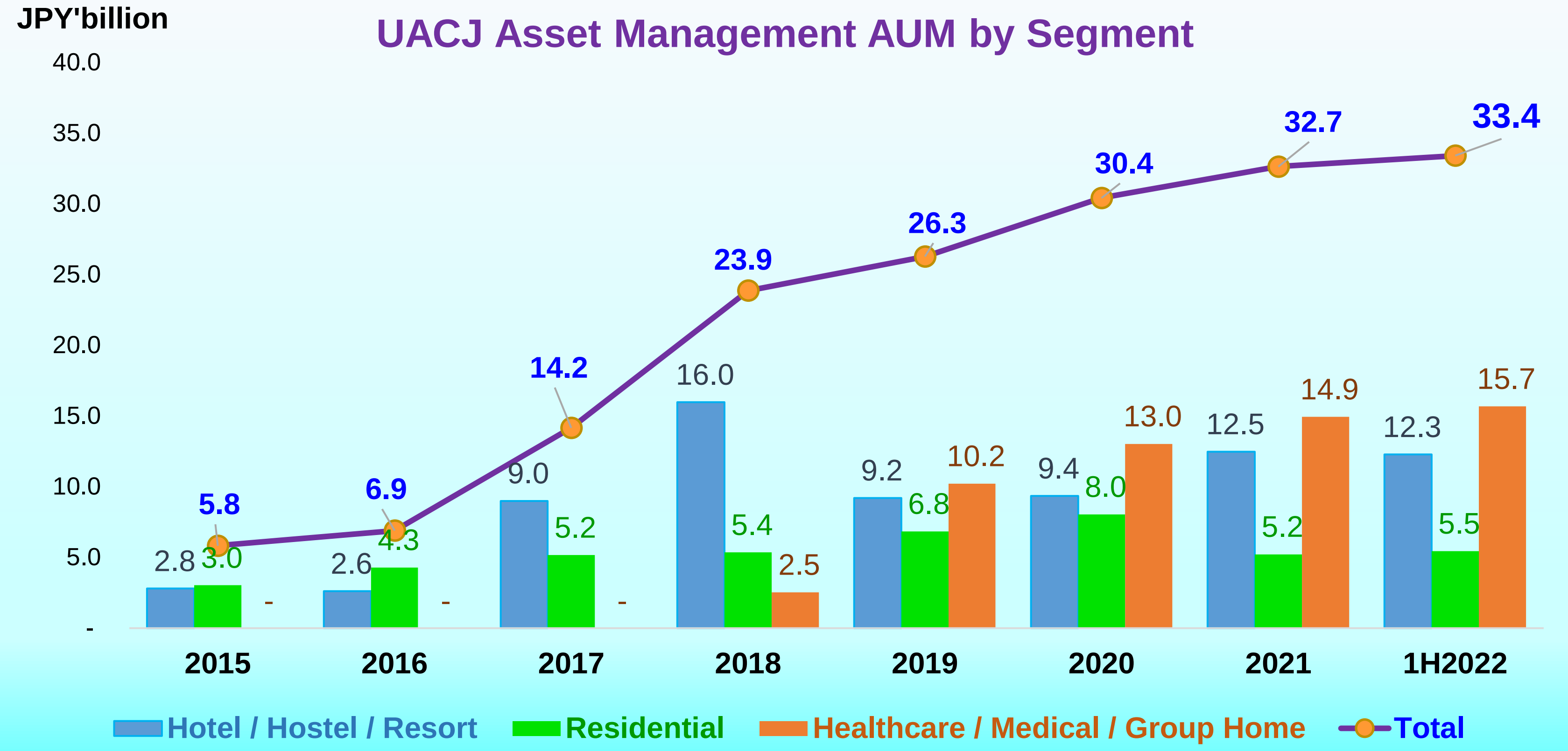
4 Takdanobaba 5 Project (UNDER PLANNING)

Projects under lease

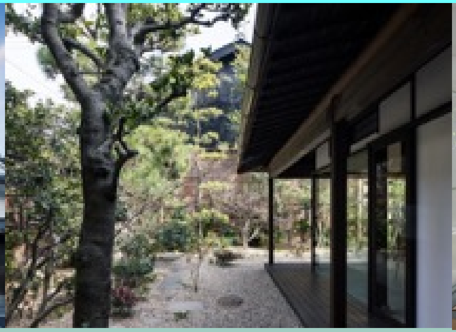


Small Residential Projects in Tokyo, Japan (Projects under Construction/ Leasing/ Pending Sales Completion)

UACJ Assets Under Management



The Group's property assets under management by subsidiary Uni-Asia Capital (Japan) Ltd ("UACJ") had reached **JPY33.4 billion** as at end of 1H2022. As shown on the chart on the left, such assets include Hotel/Hostel/Resort property assets (JPY12.3 billion), Residential property assets (JPY5.5 billion), as well as Healthcare property assets (JPY15.7 billion). The different asset classes demonstrated the depth and scope of UACJ's asset management capabilities. The Group will continue to build on its reputation to increase property assets under management in Japan to increase asset management fee income.



UNI-ASIA GROUP LIMITED

Registration No. 201701284Z
Incorporated in the Republic of Singapore

Thank You!