



1Q2015 RESULTS PRESENTATION



UNI-ASIA
HOLDINGS LIMITED

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



BUSINESS MODEL

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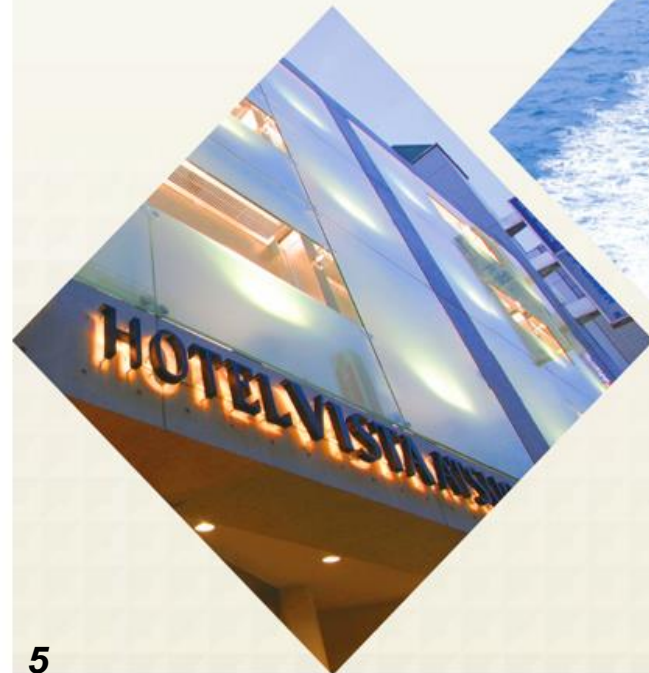
- Acquire assets at competitive prices.
- Provide to clients solutions relating to alternative assets including ship finance arrangement, sale and purchase arrangement.

2

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

3

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



BUSINESS SEGMENTS

Non-Consolidated Uni-Asia



Investment / Asset Management of Ships and Properties, Ship Finance Arrangement

Uni-Asia Shipping



Ship Owning & Chartering

Uni-Asia Capital (Japan)



Investment / Asset Management of Properties in Japan

Uni-Asia Hotels



Hotel Operation

INCOME CATEGORIES

Five main categories of income: 1. Charter Income 2. Fee Income 3. Investment Returns 4. Hotel Income 5. Interest Income

	Income Type	Non-Consolidated Uni-Asia	Uni-Asia Shipping	Uni-Asia Capital Japan	Uni-Asia Hotels
Fee Income	Charter Income*		✓		
	Arrangement & Agency Fee	✓		✓	
	Brokerage Commission	✓		✓	
	Incentive Fee	✓		✓	
	Asset Management & Admin Fee*	✓		✓	
	Hotel Income*				✓
Investment Returns	Interest on Performance Note	✓			
	Realised Gain / (Loss)	✓	✓	✓	
	Fair Value Adjustment	✓	✓	✓	
	Property Rental*	✓			
	Interest Income*	✓	✓	✓	✓

* Recurrent Income

SHARE INFORMATION

Bloomberg Code	UNI AF SP
Share price (Closing on 5 May 2015)	S\$0.144
Market Capitalisation	S\$67.7 m
P/ B value	35%
NAV per share	US\$0.30
No. of ordinary shares	469,792,800
Major shareholders	Yamasa Co., Ltd: 33.46% Evergreen International S.A.: 9.98% Executive directors: 4.13%



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FINANCIAL HIGHLIGHTS

PROFIT AND LOSS SUMMARY

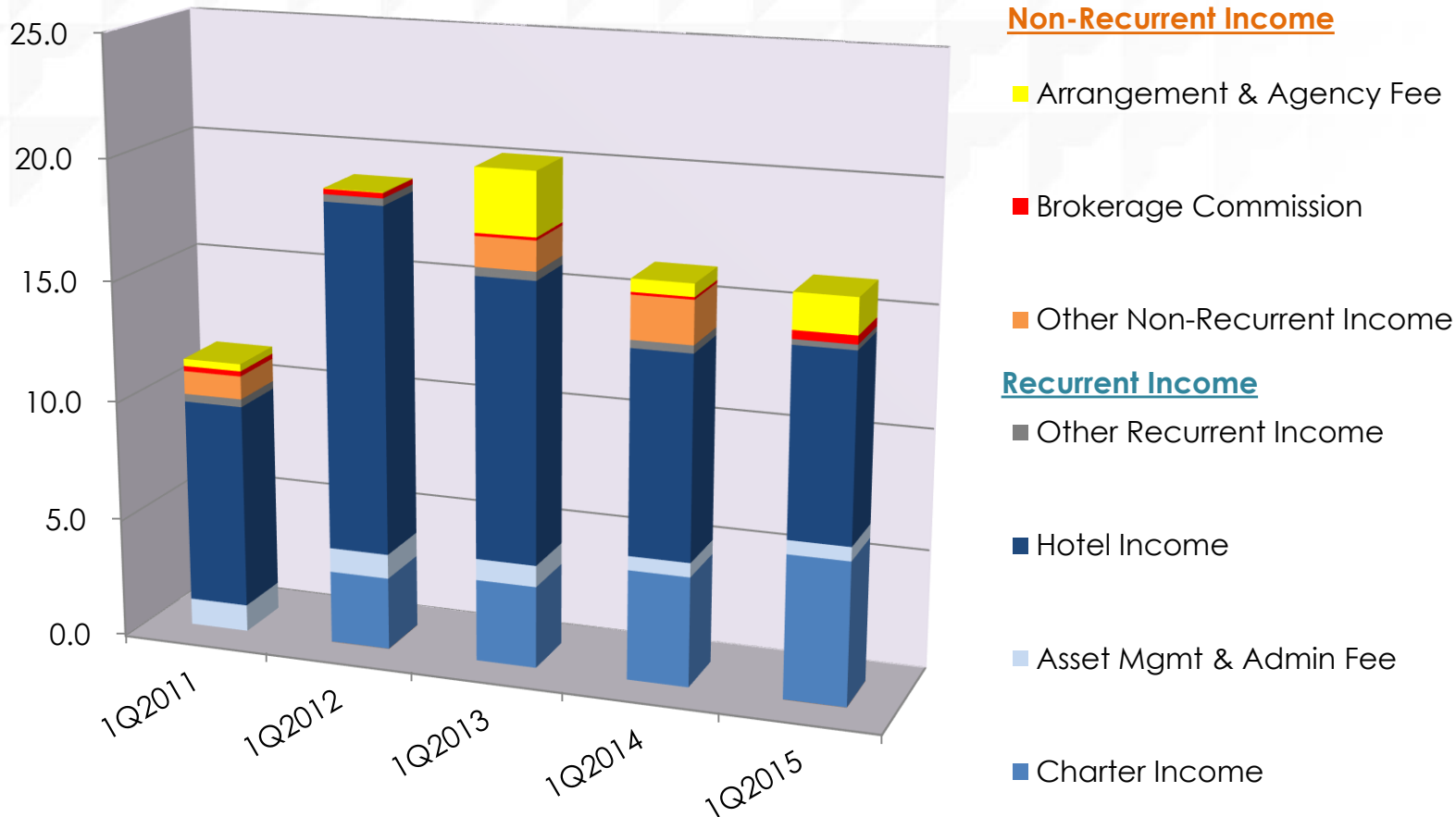
- ✍ Weak shipping market impacted the Group's 1Q2015 performance.
- ✍ The Group recorded US\$0.3m profit for 1Q2015

(US\$'000)	1 st Quarter		
	2015	2014	% Change
Total Income	16,242	16,349	(1%)
Total Expenses	(15,179)	(14,580)	4%
Operating Profit	1,063	1,769	(40%)
Profit for the Period	285	1,192	(76%)
Earnings per Share (US Cents)	0.04	0.26	(85%)

FIRST QUARTER INCOME TREND

The Group is undergoing a consolidation phase as we move towards a stronger recurrent income base from charter income contribution

US\$m



CASH FLOW STATEMENT SUMMARY




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LIMITED

(US\$'000)	3 months ended 31 March	
	2015	2014
Cash and cash equivalents at beginning of the period	36,321	47,566
Cash Inflow / (Outflow)		
Operating Activity	797	18
Investing Activity	(29,283)	(10,488)
Financing Activity	32,429	2,081
Effect of exchange rate changes	(165)	195
Net Cash Inflow / (Outflow) for the period	3,778	(8,194)
Cash and cash equivalents at the end of the period	40,099	39,372

- ✓ Cash generated from operating activities were \$0.8 million for 1Q2015.
- ✓ Cash used in investing activities were mainly for payment of the 2 ships delivered in 1Q2015.

BALANCE SHEET SUMMARY

(US\$'mil)	As at 31-Mar-15		As at 31-Dec-14	Inc / (Dec)
Total Assets	291.5		258.9	32.6
Total Liabilities	152.6		120.5	32.1
Total Equity	138.9		138.4	0.5
Total Debt	143.8 ^{*(A)}		110.8 ^{*(A)}	33.0
Total Cash	44.9 ^{*(B)}		41.5 ^{*(B)}	3.4
(Net Debt) / Net Cash	(98.9)		(69.3)	(29.6)
Total Debt / Total Equity (Gearing)	1.04		0.80	0.24
NAV per share (US\$)	0.30		0.29	0.01

* (A): Total Debt includes US\$3.8 mil borrowing secured by the pledged deposits (31 Dec 2014: US\$4.1 mil).
 * (B): Total Cash includes US\$4.8 mil deposits pledged as collateral (31 Dec 2014: US\$5.2 mil).

Assets and liabilities increased with the delivery of ships in 1Q2015.

GROUP REVENUE AND PROFIT BREAKDOWN

(US\$'000)		1 st Quarter			
		2015	2014	% Change	
Non-consolidated Uni-Asia <i>Investment & Asset Management of Ships and Properties in China/Hong Kong</i>		Revenue	2,430	3,144	(23%)
		Net Profit/ (Loss)	(1,135)	620	N/M
100%	Uni-Asia Shipping Ltd. <i>Ship Owning & Chartering</i>	Revenue	6,053	4,731	28%
		Net Profit	775	784	(1%)
99.5%	Uni-Asia Capital (Japan) Ltd. <i>Investment & Asset Management of Properties in Japan</i>	Revenue	1,375	418	229%
		Net Profit / (Loss)	878	(38)	N/M
100%	Uni-Asia Hotels Ltd. <i>Hotel Operation in Japan</i>	Revenue	7,760	8,547	(9%)
		Net Loss	(71)	(176)	60%
Group Total		Revenue	16,242	16,349	(1%)
		Net Profit	285	1,192	(76%)

(US\$'000)	1st Quarter		Change
	2015	2014	
Turnover	2,430	3,144	(714)
Fee Income	1,881	1,170	711
Investment Returns	97	1,599	(1,502)
Interest Income	181	252	(71)
Other Income	271	123	148
Expenses	(3,501)	(2,461)	1,040
Profit/ (Loss) from Operation	(1,071)	683	(1,754)
Finance costs	(63)	(55)	8
Profit/ (Loss) before Tax	(1,134)	628	(1,762)
Profit/ (Loss) after Tax	(1,135)	620	(1,755)

The numbers above are before consolidation adjustment.

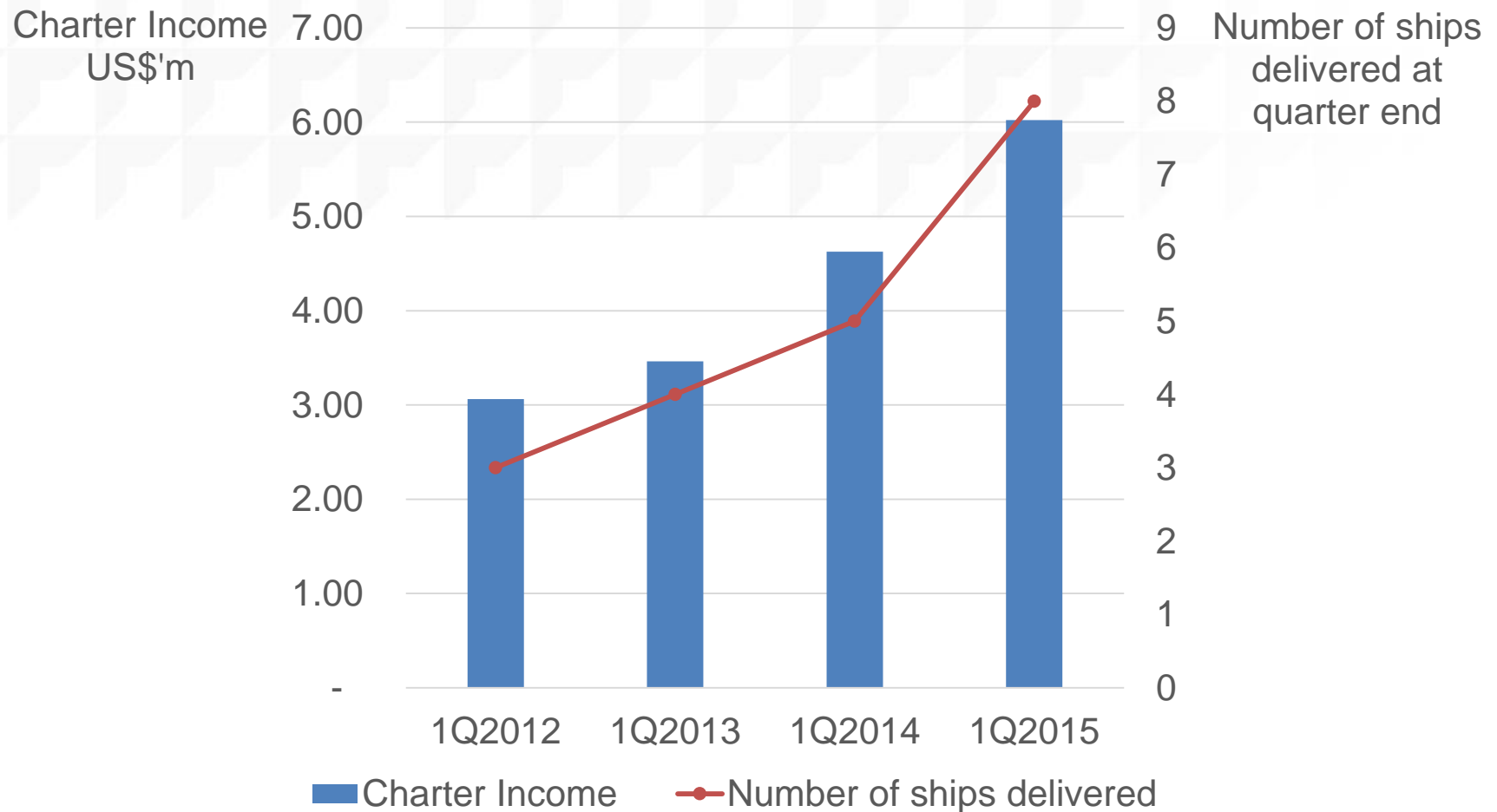
- ✓ Non-cash fair value losses of ship investments impacted investment returns.
- ✓ Increase in expenses due mainly to fees paid to Uni-Asia Capital (Japan) which were eliminated in group consolidation.

(US\$'000)	1st Quarter		Change
	2015	2014	
Turnover	6,053	4,731	1,322
Charter Income	6,021	4,626	1,395
Fee Income	319	-	319
Investment Returns	(316)	79	(395)
Interest Income	1	3	(2)
Other Income	28	23	5
Expenses	(4,556)	(3,406)	1,150
Profit from Operation	1,497	1,325	172
Finance costs	(724)	(541)	183
Profit before Tax	773	784	(11)
Profit after Tax	775	784	(9)

The numbers above are before consolidation adjustment.

- ✓ Charter income increase with additional ships being delivered.
- ✓ Investment returns losses due to fair value losses of interest rate swap to hedge potential increase in interest rates.

Charter income trend of Uni-Asia Shipping and number of ships delivered:



(US\$'000)	1st Quarter		
	2015	2014	Change
Turnover	1,375	418	957
Fee Income	1,140	313	827
Hotel Income	-	-	-
Investment Returns	232	104	128
Interest Income	1	1	-
Other Income	2	-	2
Expenses	(463)	(444)	19
Profit/ (Loss) from Operation	912	(26)	938
Finance costs	(31)	(6)	25
Profit/ (Loss) before Tax	881	(32)	913
Profit/ (Loss) after Tax	878	(38)	916

The numbers above are before consolidation adjustment.

Incentive fees from management of small residential property projects aided bottomline.

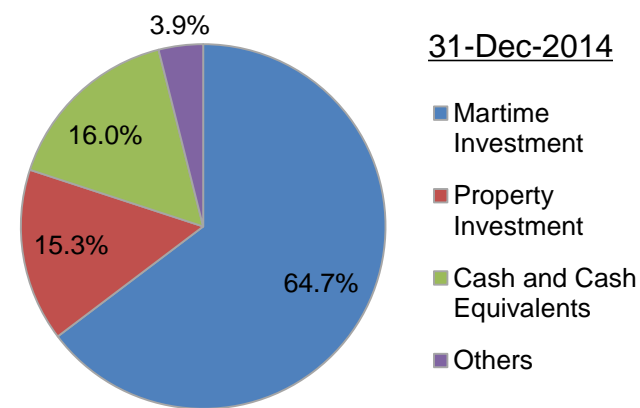
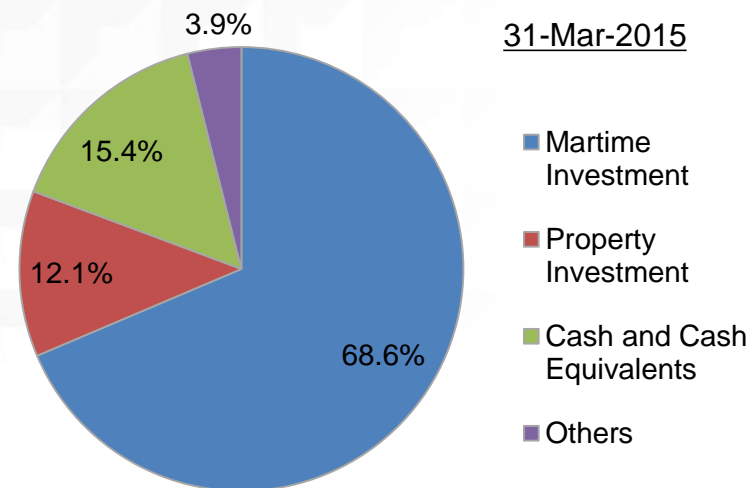
(US\$'000)	1st Quarter		
	2015	2014	Change
Turnover	7,760	8,547	(787)
Hotel Income	7,705	8,398	(693)
Interest Income	-	-	-
Other Income	55	149	(94)
Expenses	(7,813)	(8,708)	(895)
Profit / (Loss) from Operation	(53)	(161)	108
Finance costs	(9)	(7)	2
Profit/ (Loss) before Tax	(62)	(168)	106
Profit / (Loss) after Tax	(71)	(176)	105
Occupancy Rate	80.3%	81.8%	(1.5)%
No. of hotels operated	9 ⁽¹⁾	9 ⁽¹⁾	

⁽¹⁾ Excluding Hotel Vista Grande Osaka which is a licensee of Hotel Vista brand name.
The numbers above are before consolidation adjustment.

- ✓ Seasonally, first quarter's performance is slower for Vista Hotels.
- ✓ In JPY terms, hotel income increased due to better performance of hotels under operation, but decreased in USD terms due to JPY depreciation.
- ✓ 1Q2015 losses lower than that of 1Q2014 due to improved Average Daily Rates.

GROUP ASSET ALLOCATION

(US\$'mil)	<u>31-Mar-15</u>	<u>31-Dec-14</u>
Maritime Investment	200.0	167.5
Non-current assets		
Investments	22.8	24.7
Deposits for purchase of vessels	2.3	13.9
Loan to vessels owning companies	5.1	5.1
Property, Plant and Equipment (Vessel related)	169.2	122.9
Current assets		
Loan to vessels owning companies	0.6	0.9
Property Investment in Hong Kong and China	19.3	19.3
Non-current assets		
Investment property	4.5	4.5
Investment in joint investment company	14.8	14.8
Property Investment in Japan	15.9	20.4
Non-current assets		
Investment property	3.3	7.3
Investments	4.6	5.5
Loan to SPCs	0.8	0.8
Property, Plant and Equipment (Hotel)	6.7	6.8
Current assets		
Investment	0.5	0.0
Cash and Cash equivalents (Free Cash)	40.1	36.3
Deposit pledged as collateral	4.8	5.2
Others	11.4	10.2
Total	291.5	258.9





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BUSINESS DEVELOPMENT



Uni-Asia Shipping – Ships Delivered In 1Q2015



The 7th ship owned by Uni-Asia Shipping, M/V Inspiration Lake was delivered in February 2015 and time chartered out.

The 8th ship owned by Uni-Asia Shipping, M/V Glengyle was delivered in March 2015 and time chartered out.



Uni-Asia Shipping Fleet

Uni-Asia Holdings Limited

100%

Uni-Asia Shipping Limited

	Name of Subsidiary	DWT	Shipyard	Built	Delivered/Delivery	Charter Status
83%	Hope Bulkship S.A.	29,000	Y-Nakanishi	May-2011	May-2011	On time charter
100%	Karat Bulkship S.A.	28,709	Shin-Kurushima	Jun-2007	May-2011	On time charter
100%	Imperial Bulkship S.A.	29,100	Y-Nakanishi	Jun-2012	Jun-2012	On time charter
100%	Luna Bulkship S.A.	28,300	Kanda	May-2001	Sep-2011	On time charter
100%	Jade Bulkship S.A.	37,000	Onomichi	Jun-2013	Jun-2013	On time charter
100%	Jubilee Bulkship S.A.	37,000	Imabari	Jul-2014	Jul-2014	On time charter
51%	Regina Bulkship S.A.	37,000	Imabari	Feb-2015	Feb-2015	On time charter
100%	Mable Bulkship S.A.	37,000	Imabari	Mar-2015	Mar-2015	On time charter
100%	Nora Bulkship S.A.	37,000	Imabari	Newbuilding	1Q 2016	Charter fixed

Ship Investment - Joint Investment Portfolio

- In January 2015, a newly built 57,000 dwt ship held under an investment company was delivered.
- This ship is commercially managed by Uni-Asia Shipping Limited on a long term basis.
- This commercial management is a new business which utilizes our expertise to increase fee income.



Ship Investment - Joint Investment Portfolio

- The Group is expecting the delivery of the following joint investment ships by 2Q2016:

Name of Company	Type of Ship	DWT	Expected Delivery	Charter Status
Polaris Bulkship S.A.	Bulk carrier	57,000	4Q2015	Charter fixed
Quest Bulkship S.A.	Bulk carrier	37,000	2Q2016	Charter to be fixed

- The above vessels shall also be commercially managed by Uni-Asia Shipping on a long term basis so that the total fleet of Uni-Asia Shipping shall be expanded to 12.

Hong Kong Property Business – History

- The Group's 1st investment into Hong Kong property redevelopment project was a project in Kwun Tong, Kowloon East, Hong Kong invested in 2010.
- The project was successfully completed in 2013.
- The Group invested US\$2.2m and obtained US\$8.3m including cost, gain and fees.



Hong Kong Property Business – 2nd HK Property Project

- Investment made: HKD80.0 million or around USD10.4 million.
- Location: 650 Cheung Sha Wan Road in Hong Kong
- Project: A commercial office building to be completed by 2017.



Original building
on the land
before demolition



Site after demolition
undergoing foundation
work



Designer's impression of the completed
project (front and back view)

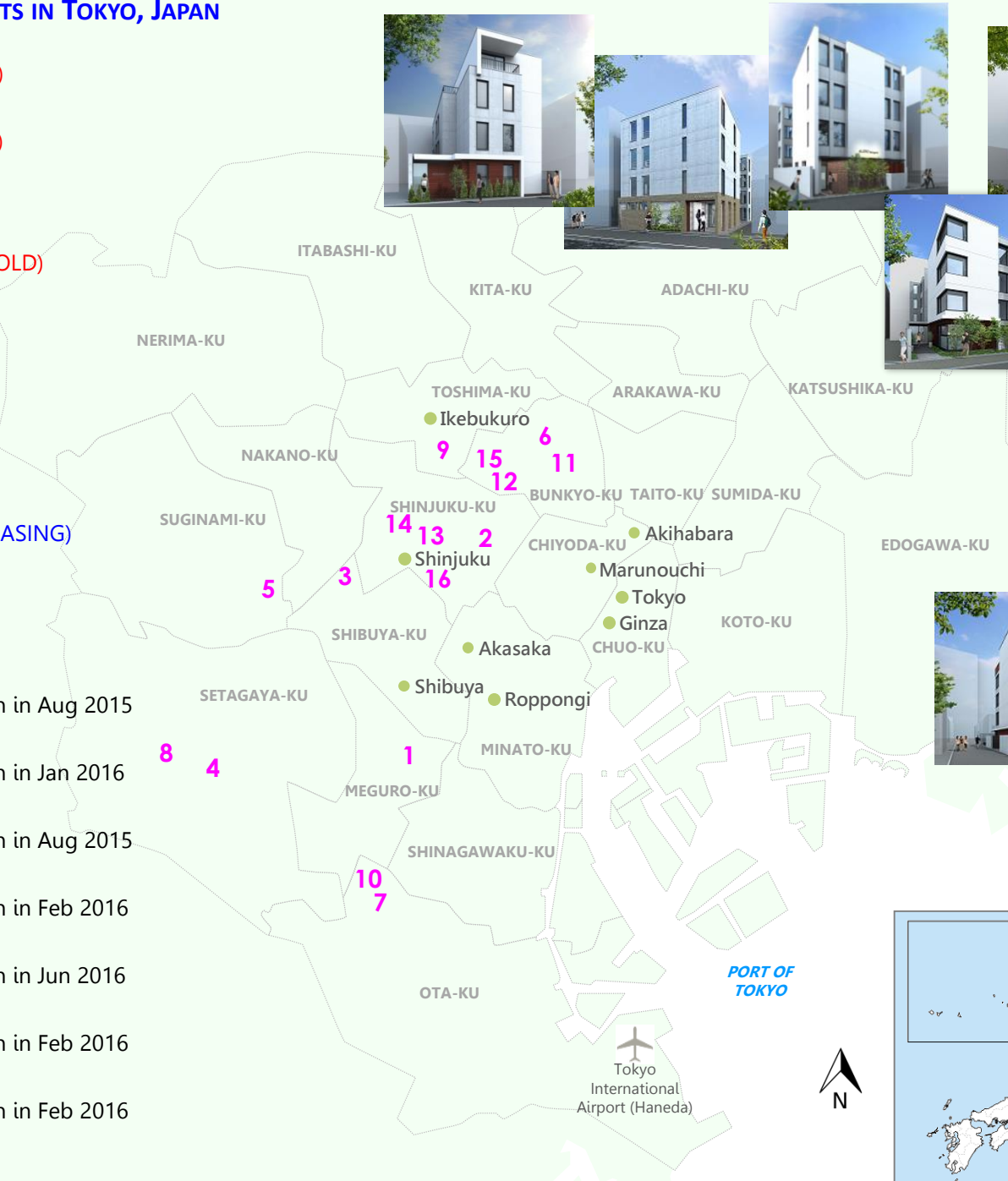
Small Residential Property Business in Japan



- The Group invests and develops small residential property projects in Tokyo, named “ALERO” Series.
- 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.
- The Group’s exit strategy is either to sell the property en bloc or lease out for rental income.

SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN

- 1 SHIMOMEGURO PROJECT (SOLD)
completed in Sep 2012
- 2 AKEBONOBASHI PROJECT (SOLD)
completed in Mar 2013
- 3 HATAGAYA PROJECT (SOLD)
completed in Jun 2013
- 4 SAKURA-SHIMMACHI PROJECT (SOLD)
completed in Oct 2013
- 5 HONANCHO PROJECT (SOLD)
completed in Jan 2014
- 6 SENGOKU PROJECT (SOLD)
completed in Mar 2014
- 7 OOKAYAMA PROJECT (SOLD)
completed in Jul 2014
- 8 CHITOSEFUNABASHI PROJECT (LEASING)
completed in Nov 2014
- 9 MEJIRO PROJECT (LEASING)
completed in Nov 2014
- 10 OOKAYAMA3 PROJECT
scheduled for completion in Aug 2015
- 11 HAKUSAN2 PROJECT
scheduled for completion in Jan 2016
- 12 EDOGAWABASHI PROJECT
scheduled for completion in Aug 2015
- 13 NISHI WASEDA PROJECT
scheduled for completion in Feb 2016
- 14 TAKADANOBABA PROJECT
scheduled for completion in Jun 2016
- 15 OTOWA PROJECT
scheduled for completion in Feb 2016
- 16 SHINJUKU7 PROJECT
scheduled for completion in Feb 2016





 Narita International Airport
 60 km



Construction Management

- Utilising our Small Residential Property project expertise, our Japan subsidiary, Uni-Asia Capital (Japan) helps external clients with construction management of similar projects.
- We will help our clients source for suitable land, develop the property and find tenants for the property.
- We offer such services to both residents of Japan and overseas investors into Japan.
- Some of the projects in our portfolio are as follows:



ALERO Korakuen



ALERO Yoyogi



Lani Waseda

Hotels Operated by the Group



Hotel: Hotel Vista Kumamoto Airport
Location: Kumamoto, Kumamoto
Number of rooms: 139

Number of rooms: 139



Hotel: Hotel Vista Ebina
Location: Ebina, Kanagawa
Number of rooms: 176

Number of rooms: 176

Location: Ebina, Kanagawa

Hotel: Hotel Vista Ebina



Hotel: Hotel Vista Sapporo Najima Kohen
Location: Sapporo Hokkaido
Number of rooms: 113

Number of rooms: 113
Location: Sapporo Hokkaido

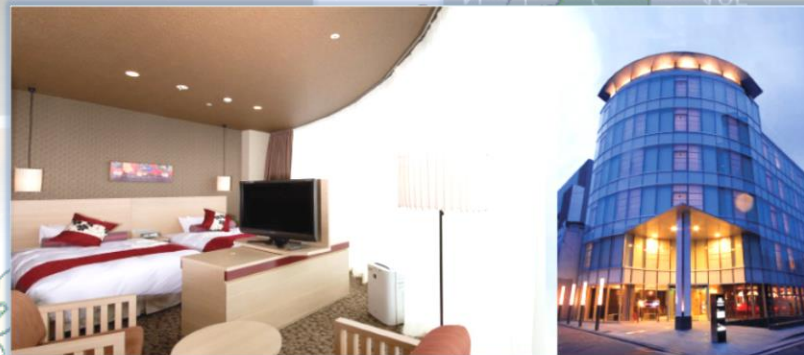
Hotels Operated by the Group



Hotel: Hotel Vista Atsugi
Location: Atsugi, Kanagawa
Number of rooms: 165



Hotel: Hotel Vista Kamata, Tokyo
Location: Kamata, Tokyo
Number of rooms: 105



Hotel: Hotel Vista Premio Kyoto
Location: Kyoto, Kyoto
Number of rooms: 84

Hotels Operated by the Group



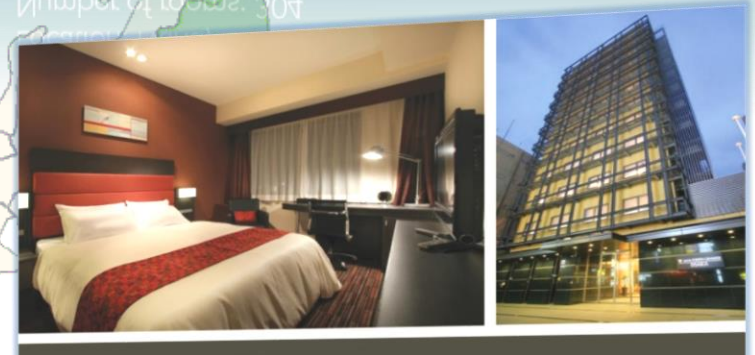
Hotel: Hotel Vista Premio Dojima
Location: Dojima, Osaka
Number of rooms: 141



Hotel: Hotel JAL City Naha
Location: Naha, Okinawa
Number of rooms: 304



Hotel: Hotel Vista Shimizu
Location: Shimizu, Shizuoka
Number of rooms: 152



Hotel: Hotel Vista Grande Osaka
Location: Soemoncho, Osaka
Number of rooms: 304

"Hotel Vista" brand name is licensed to the operator of the Hotel Vista Grande Osaka



New Hotels to be Operated by the Group

– Hotel Vista Premio Yokohama Minato-Mirai - scheduled for opening in 2017 spring

- Construction of hotel started in January 2015.
- The hotel is being constructed in “Minato Mirai 21” in Yokohama Bay area.
- The hotel will have around 232 rooms.
- Webpage in Japanese:

<http://www.hotel-vista.jp/yokohama-minato-mirai/>



Hotel Vista Premio Yokohama Minato-Mirai is the building on the left.

– Hotel Vista Sendai - scheduled for opening in 2016 spring

- Construction of hotel started in January 2015.
- This is the first time VHM operates Hotel Vista in Tohoku area.
- The hotel is approximately 4 minutes' walk from Sendai station. A new subway station, Miyagino-dori station scheduled for opening in 2015, is one minute's walk from the hotel.
- The hotel will have around 238 rooms.
- Webpage in Japanese:

<http://www.hotel-vista.jp/sendai/>



GROWTH DRIVERS FOR THE GROUP

Uni-Asia Shipping

- Expand fleet of vessels to enhance recurrent chartering income

Non-consolidated Uni-Asia

- Combination of structured finance fees and recurring services fee income
- Expand vessel fleet under vessel co-investments
- Invest in small residential property development projects in Japan
- Invest in property development projects in Hong Kong

Uni-Asia Capital (Japan)

- Manage small residential property development projects in Japan
- Offer property integrated services

Uni-Asia Hotels

- Increase profitable hotel operating contracts
- Enhance business promotion efforts to increase hotel occupancy rates

Enhance shareholders' value



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THANK YOU