



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

PRESS RELEASE -- FOR IMMEDIATE RELEASE

Uni-Asia reports 15% increase in net profit to US\$6.3 million in 1H2018

- **Total income increased by 14% over the corresponding period, primarily supported by higher charter income and hotel income**
- **Hotel income registered 33% growth, due to more rooms under operations and better performance of hotel portfolio**
- **The Group's second property investment project in HK received the Certificate of Completion in June**

Singapore, 10 August 2018 – Uni-Asia Group Limited (“**Uni-Asia**” or the “**Group**”), an alternative investment company and integrated service provider of vessels and properties, announced its financial results for the three months and six months ended 30 June 2018 (“**2Q2018**” and “**1H2018**” respectively).

Financial Highlights	2Q2018	2Q2017	Chg	1H2018	1H2017	Chg
	US\$'000	US\$'000	%	US\$'000	US\$'000	%
Total Income	29,099	25,178	16	54,649	48,132	14
Total Operating Expenses	(24,562)	(20,322)	21	(44,959)	(39,792)	13
Operating Profit	4,537	4,856	(7)	9,690	8,340	16
Operating Profit Margin	15.6%	19.3%	(3.7ppts)	17.7%	17.3%	0.4ppts
Net Profit After Tax	3,027	3,412	(11)	6,343	5,521	15
Profit Attributable to Owners of Parent Company	1,952	2,688	(27)	5,134	4,813	7
Basic Earnings Per Share (US cents)	4.16	5.72	(27)	10.93	10.25	7

*ppts: percentage points

**Based on the weighted average of 46,979,280 ordinary shares in issue for each period respectively

1H2018 FINANCIAL REVIEW

Total income for the Group increased by 14% from US\$48.1 million in 1H2017 to US\$54.6 million in 1H2018.

Revenue	2Q2018 US\$'000	2Q2017 US\$'000	Chg %	1H2018 US\$'000	1H2017 US\$'000	Chg %
Charter Income	9,496	9,077	5	19,680	18,013	9
Fee Income	1,614	2,708	(40)	4,023	3,857	4
Hotel Income	15,184	10,723	42	28,010	21,020	33
Investment Returns	2,354	2,143	10	1,457	4,365	(67)
Interest Income	207	205	1	408	374	9
Other Income	244	322	(24)	1,071	503	113
Total Income	29,099	25,178	16	54,649	48,132	14

(i) Charter Income

Charter income increased by 9% from US\$18.0 million in 1H2017 to US\$19.7 million in 1H2018. In addition to the better spot charter rates for the Group's portfolio of ships under short term charter, one main factor for the increase is the inclusion of charter income of a vessel under Fulgida Bulkship S.A. ("Fulgida") in 1H2018, but not in 1H2017. Fulgida acquired the vessel on 2 November 2017.

(ii) Fee Income

Total fee income, at US\$4.0 million for 1H2018, remained similar to that of US\$3.9 million for 1H2017, notwithstanding that arrangement and agency fee for 2Q2018 was 70% lower than that of 2Q2017 due to fewer arrangement deal transactions in 2Q2018.

(iii) Hotel Income

Hotel income increased by 33% from US\$21.0 million in 1H2017 to US\$28.0 million in 1H2018 due to more rooms under operations and better performance of the hotel portfolio.

(iv) Investment Returns

Investment returns for 1H2018 was US\$1.5 million compared to US\$4.4 million in 1H2017. Fair value gain of US\$3.1 million was made for the Group's second Hong Kong commercial office property investment in 2Q2018, while additional fair value loss of US\$1.3 million was recognised for the product tanker investment in 2Q2018.

Total Operating Expenses

The Group's total operating expenses increased by 13% from US\$39.8 million in 1H2017 to US\$45.0 million in 1H2018. Employee benefits expenses, hotel lease expenses and hotel operating expenses increased in correspondence with the increase in hotel income. Depreciation and vessel operating expenses increased due mainly to the aforementioned vessel acquired in November 2017.

Net Profit after Tax

The Group posted a net profit after tax of US\$6.3 million in 1H2018, as compared to US\$5.5 million in 1H2017.

Net Asset Value

As of 30 June 2018, the Group had a Net Asset Value (“NAV”) per share of US\$3.00, compared to US\$2.89 as of 31 December 2017.

OUTLOOK

The dry bulk sector could see further gradual improvement, as growth in seaborne dry bulk trade could outpace fleet growth in 2018. On the demand side, global seaborne dry bulk trade is projected to grow by 2.7% to reach 5.2 billion tonnes in 2018 and by 3.4% in terms of tonne-miles¹. Although uncertainties remain over the impact of implemented and potential tariffs on trade between US and its major trading partners, the impact on the volume of dry bulk trade may not be significant. On the supply side, the bulk carrier fleet is projected to expand at relatively subdued rate of 2.5% in both 2018 and 2019.

In Hong Kong, the Group’s 2nd property investment project at 650 Cheung Sha Wan Road received the Certificate of Completion on 28 June 2018. Hong Kong’s overall economy and labour market remains strong, supporting the leasing demand for office property. As the demand for commercial office space in Hong Kong continues to grow, the Group is exploring a fifth project so as to capitalise on this growth.

Japan’s property market remains buoyant. While expanding new ALERO projects opportunities, the Group is also exploring new asset/construction management opportunities including hotel redevelopment projects.

Japan’s hospitality industry has been boosted in recent years by growing inbound tourism and rising average daily room rates. In 2017’s Hotel Chain Ranking organised by “Jalan.net”, one of the largest online hotels and ryokans booking site in Japan, the Group’s Hotel Vista was voted first in both “Business Travel – Less Than JPY15,000 Per Night” Category and “Family Travel – Less Than JPY15,000 Per Night” Category. With increased market recognition, coupled with an expanding portfolio of hotels, the Group is in a good position to benefit from the growing hospitality market in Japan.

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About Uni-Asia Group Limited. (Bloomberg Code: UAG SP)

Uni-Asia Group Ltd is an alternative investment company performing a variety of roles including asset owner and manager, operator, co-investor, ship finance arranger, broker and fund manager. Uni-Asia’s investments are focused on cargo vessels and properties in Hong Kong and Japan. To improve investment returns, Uni-Asia also provides integrated services for the invested assets, including acting as operator for commercial maritime vessels and invested properties which encompasses commercial, residential and hotel properties.

Listed on the Main Board of the Singapore Exchange in August 2007, their offices are located in Hong Kong, Singapore, Tokyo, China, Taiwan, and South Korea.

For more information, please visit the corporate website at www.uni-asia.com

Issued for and on behalf of Uni-Asia Group Limited

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¹ Clarksons Research “Dry Bulk Trade Outlook” June 2018 issue