

## UNI-ASIA FINANCE CORPORATION

Company Registration No. CR-72229

(Incorporated in the Cayman Islands with limited liability on 17 March 1997)

### ESTABLISHMENT OF A NEW SUBSIDIARY TO INVEST AND PARTICIPATE IN INVESTMENT & DEVELOPMENT OF INDUSTRIAL PROPERTY IN HONG KONG

The Board of Directors (the “**Board**”) of Uni-Asia Finance Corporation (the “**Company**”) is pleased to announce that the Company has established a new jointly owned Hong Kong-incorporated subsidiary known as UNI SALA Capital Investment Limited (“**UNI SALA**”) as an investment arm in relation to property investment projects in Hong Kong. In connection with this, the Board also wishes to announce that UNI SALA has invested a 20% stake in a property project company in Hong Kong, First Realty Development Company Limited, for purposes of developing a certain property in Hong Kong (the “**Proposed Acquisition**”).

1. **UNI SALA.** UNI SALA was incorporated on 2 August 2010 in Hong Kong with an authorised share capital of HK\$ 42 million and has an issued and paid-up share capital of HK\$ 16 million comprising 16,000,000 ordinary shares of HK\$ 1.0 each, of which 8,160,000 shares or 51% of the total shares are registered in the name of Uni-Asia Capital Company Limited (“**UAC**”), a wholly owned subsidiary of the Company and the remaining 7,840,000 shares or 49% of total shares are registered in the name of Sala Azabu Company Limited (“**Sala Azabu**”), a third party investment and luxury furniture trading company incorporated in Japan.

2. **Acquisition of shares in UNI SALA.** The consideration of HK\$ 8,160,000 for the 8,160,000 shares in UNI SALA was determined on the basis of a subscription of shares at par value and was internally funded by the Uni-Asia group, the subscription price for the shares in UNI SALA having been paid in full, as consideration for the same amount under the cash deposit made to First Realty (as disclosed below) on 10 August 2010. The directors of UNI SALA include Mr. Kazuhiko Yoshida, a Director of the Company. UNI SALA was set up for the purposes of jointly acquiring and developing a certain property in Hong Kong (as disclosed below). UNI SALA intends to increase its paid-up share capital to about HKD30 million maintaining the percentage of shareholding interests of UAC and Sala Azabu at 51% and 49% respectively in UNI SALA in September 2010.

3. **Proposed Acquisition.** UNI SALA, together with First Group Holdings Limited in Hong Kong (“**First Group**”), has invested in First Realty Development Company Limited (“**First**

**Realty**) which acquired an industrial property in Kwun Tong, Kowloon, Hong Kong (the **Property**). First Realty was incorporated on 20 Dec 2007 in Hong Kong with an authorised share capital of HK\$ 10,000 and has an issued and paid-up share capital of HK\$ 1 comprising 1 ordinary share of HK\$ 1.0. First Realty increased its authorised capital to HK\$ 300,000,000 and paid-up share capital to HK\$ 142,027,000 comprising 142,027,000 ordinary shares of HK\$ 1.0 each on 10 August 2010, of which 28,405,400 shares or 20% of the total shares were registered in the name of UNI SALA. The consideration of HK\$ 28,405,400 for the 28,405,400 shares in First Realty was determined on the basis of a subscription of shares at par value and was internally funded by UNI SALA, the subscription price for the shares in First Realty having been paid in full by utilization of the cash deposit made to First Realty by UAC and Sala Azabu for purposes of First Realty's tender bidding of the Property. The acquired industrial property is planned to be redeveloped for industrial and office building use in the course of the next 3 years. This is the first property investment in Hong Kong by the Company in cooperation with First Group, which is an experienced property investment company in Hong Kong. About 50% of acquisition cost was financed by a bank in Hong Kong.

**4. Chapter 10 of the SGX-ST listing manual.** The Proposed Acquisition of shares of First Realty is in the ordinary course of the Company's business. In view of foregoing, the Proposed Acquisition would not constitute a "transaction" as defined in Chapter 10 of the SGX-ST Listing Manual.

**5. Accounting Treatment of UNI SALA.** In terms of accounting, UNI SALA will not be treated as a subsidiary but will be accounted for as an investment in accordance with IAS 39.

For and on behalf of  
Uni-Asia Finance Corporation

*27 August 2010*