

UNI-ASIA FINANCE CORPORATION

Company Registration No. CR-72229

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

ANNOUNCEMENT OF PROGRESS OF INVESTMENT & DEVELOPMENT OF INDUSTRIAL PROPERTY IN KWUN TONG, KOWLOON, HONG KONG (THE “PROJECT”)

The Board of Directors (the “**Board**”) of Uni-Asia Finance Corporation (the “**Company**”) is pleased to announce an update on the progress of the Project.

As announced previously on 27 August 2010, 28 October 2010 and 28 February 2011, the Company had, through UNI SALA Capital Investment Limited (“**UNI SALA**”), the jointly owned Hong Kong-incorporated entity established as an investment arm in relation to property investment projects in Hong Kong, invested and participated in the investment and development of an industrial redevelopment project in Kwun Tong, Kowloon, Hong Kong. The Company has an attributable 10.2% interest in the Project through its shareholding interests in First Realty Development Company Limited (“**First Realty**”). The site area is approximately 10,000 square feet, with a developable gross floor area (“**GFA**”) of approximately 156,000 square feet and a height of 32 stories. The Company’s portion of the investment in the Project is limited to approximately US\$ 3 million, as this is the Company’s first foray into the investment of properties in Hong Kong.

1. **Progress of the Project.** The Company is of the opinion that Project is progressing smoothly, and would like to announce the details as follows:

(1) Construction Site

Demolition work was completed in March 2011 with no defects. On commencement of foundation works, the site has since been successfully handed over to a reputable foundation contractor.

(2) Super Structure Contractor

Following said foundation work, which is expected to be completed in December 2011, a super structure contractor will take over the site and commence building in order to complete the Project. First Realty is currently in the process of selecting a super structure contractor. Completion of the building is expected to occur in the first quarter of 2013.

(3) Pre-sale

Pursuant to completion of legal documents of the building, First Realty tentatively plans to launch a pre-sale of the building in the second half of 2011.

(4) Financing

On 28 December 2010, a HK\$ 153,000,000 (approximately US\$ 19,700,000) loan agreement to finance the cost of the Project was entered into between Hang Seng Bank and First Realty, which was alluded to in the announcement on 27 August 2010.

2. Office Market in Hong Kong. It was reported that the overall occupancy rate of the Grade A Office market in Hong Kong had dropped to 4.8% as at the end of March 2011, largely driven by occupiers' recent expansion requirements. There have also been reports of cases of the de-centralization of office locations of multi-national companies from the traditional CBD areas such as Central, Admiralty, Causeway Bay and Tsim Sha Tsui to other, less traditional areas, such as Quarry Bay and Kowloon East (Kowloon Bay, Ngau Tau Kok and Kwun Tong). The Company believes its investment is squarely in keeping with this trend of de-centralization.

3. Accounting Treatment of UNI SALA. As announced previously on 27 August 2010 and 28 October 2010, 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

13 May 2011