



UNI-ASIA
FINANCE CORPORATION
Registration No. CR-72229

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

3Q FY2012 Corporate Update Presentation



Important Notice

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.

For further information, contact:

Mr Michio Tanamoto

tanamoto@uni-asia.com.sg

Tel: (65) 6224 5120

1. Corporate Overview

2. Financial Performance

3. Recent Developments

4. Market Update

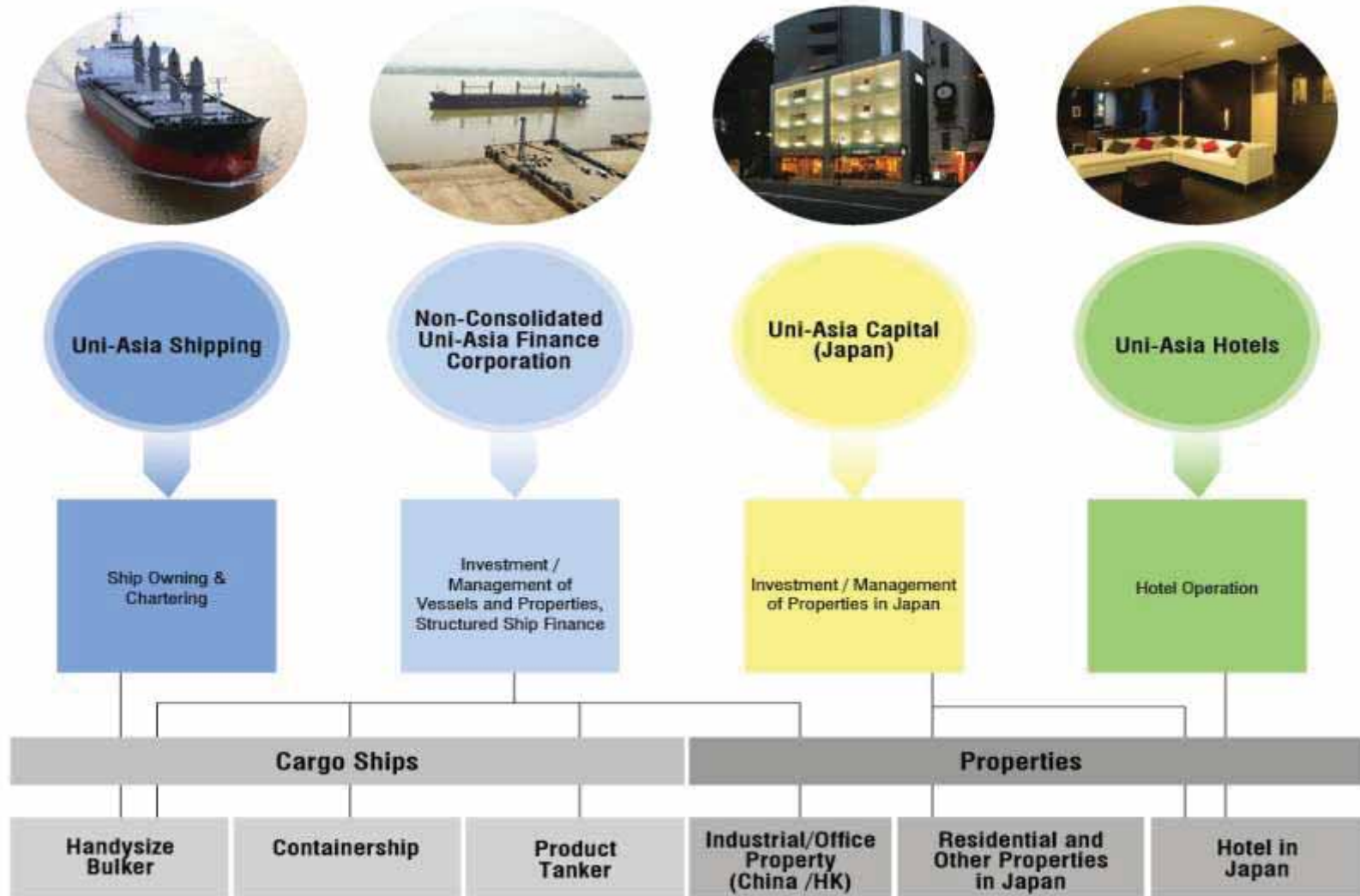
Corporate Overview – Profile

Uni-Asia Finance Corporation

- Founded on 17 March 1997 in Cayman Islands
- Listed on Singapore Exchange on 17 August 2007
- Offices:
 - ☞ Hong Kong
 - ☞ Singapore
 - ☞ Tokyo
 - ☞ Guangzhou (PRC)
- Business:
Alternative investment management & investment related service provider for vessels and properties.



Corporate Overview – Business Segments



Note: "Non-Consolidated Uni-Asia Finance Corporation" comprises Uni-Asia Finance Corporation, Uni-Asia Finance Corporation (Japan), Uni-Asia Capital (Singapore) Limited, Uni Ships & Management Limited, Uni-Asia Capital Company Limited and Uni-Asia Guangzhou Property Management Company Limited.

Corporate Overview – Share Information

Share Statistics

| | |
|---|-------------------------------------|
| Bloomberg Code | UNIAF SP |
| Share price (Closing on 31 Oct 2012) | S\$0.171 |
| Market Capitalisation | S\$80.3 m |
| 52 week high / low | S\$0.280 / S\$0.118 |
| P/ B value | 48% |
| NAV per share | US\$0.29 |
| No. of ordinary shares | 469,792,800 |
| Major shareholders | Yamasa Co., Ltd: 33.46% |
| | Evergreen International S.A.: 9.98% |
| | Executive directors: 5.31% |

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Group Financial Highlights – Income Statement

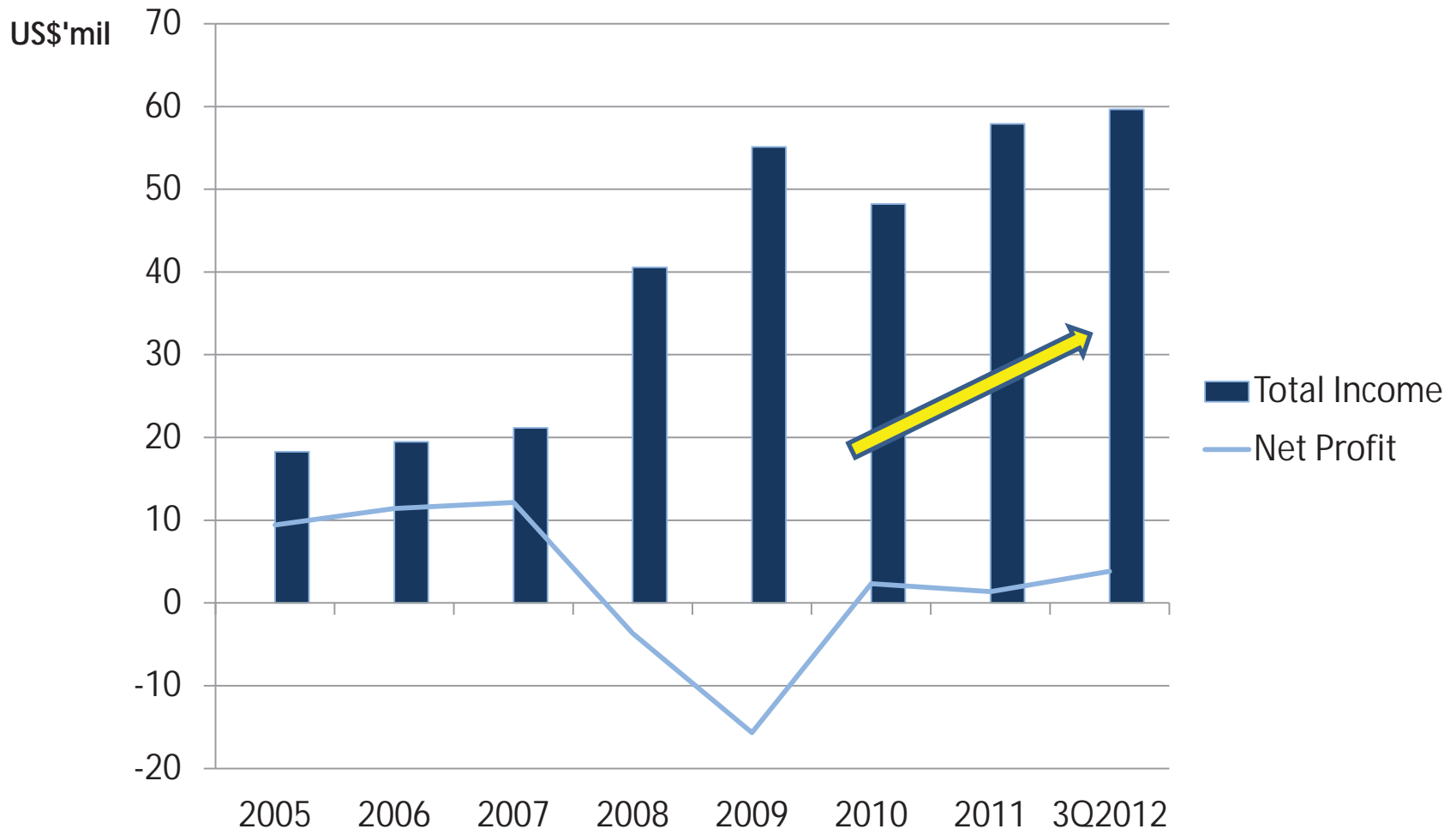
The Group increased profit by US\$2.1 mil in 3Q 2012 to US\$3.8 mil for nine months ended 30 September 2012.

| (US\$'000) | <u>3rd Quarter</u> | | | <u>9 Months ended 30 September</u> | | |
|---------------------------------------|-------------------------------|-------------|-----------------|------------------------------------|-------------|-----------------|
| | <u>2012</u> | <u>2011</u> | <u>% Change</u> | <u>2012</u> | <u>2011</u> | <u>% Change</u> |
| Total Income | 21,554 | 14,558 | 48% | 59,648 | 38,098 | 57% |
| Total Expenses | (18,738) | (15,412) | 22% | (53,851) | (38,905) | 38% |
| Net FX (Loss)/ Gain | (326) | (1,447) | 77% | 198 | (1,172) | 117% |
| Operating Profit/ (Loss) | 2,816 | (854) | 430% | 5,797 | (807) | 818% |
| Profit/ (Loss) for the Period | 2,116 | (1,432) | 248% | 3,837 | (2,114) | 282% |
| Earnings/ (Loss) per Share (US Cents) | 0.45 | (0.38) | 218% | 0.79 | (0.63) | 225% |

Uni-Asia Shipping and Uni-Asia Hotels contributed US\$5.6 mil and US\$14.2 mil income increase respectively with total of 57% increase in income. Expenses increased at a lower rate of 38% with Uni-Asia Hotels' expenses increased by US\$13.3 mil due mainly to newly acquired hotel operating company in Naha, Okinawa.

Group Financial Highlights – Trend of recovery of profit

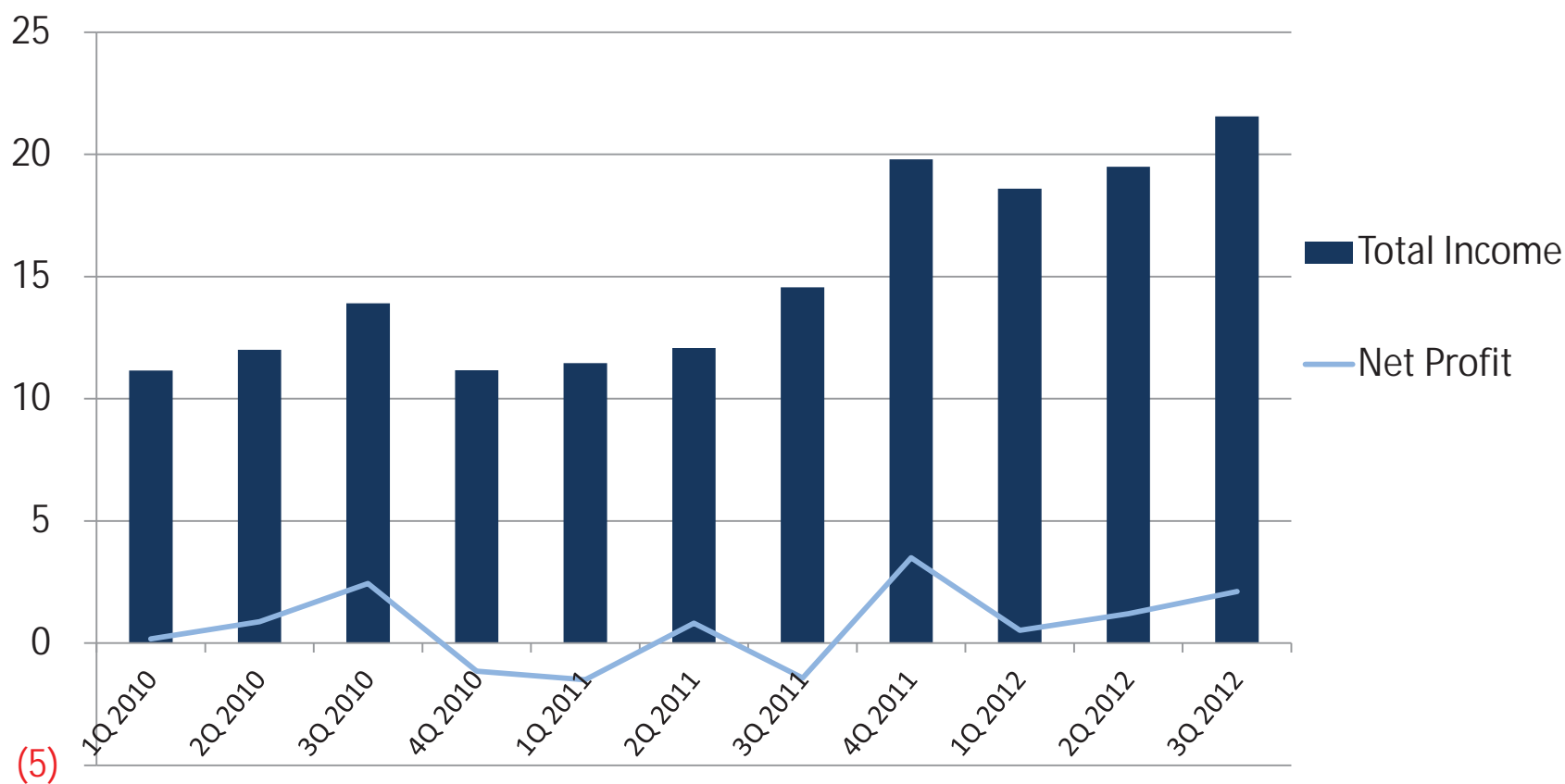
The Group's profit is on track for recovery after Global Financial Crisis in 2008



Quarterly Income and Net Profit of the Group



The Group maintained consecutive profitable quarters since 4Q 2011.

(US\$'mil)



Group Financial Highlights - Balance Sheet

Net assets increased slightly

| (US\$'mil) | <u>30-Sep-12</u> | | <u>31-Dec-11</u> | <u>Inc / (Dec)</u> |
|-------------------------------------|------------------|---|------------------|--------------------|
| Total Assets | 258.4 |  | 249.8 | 8.6 |
| Total Liabilities | 121.0 |  | 116.4 | 4.6 |
| Total Equity | 137.4 | | 133.4 | 4.0 |
| Total Debt | 108.5 *(A) | | 99.7 | 8.8 |
| Total Cash | 61.6 *(B) | | 69.9 | (8.3) |
| (Net Debt) / Net Cash | (46.9) | | (29.8) | (17.1) |
| Total Debt / Total Equity (Gearing) | 0.79 | | 0.75 | 0.04 |
| NAV per share (US\$) | 0.29 | | 0.28 | 0.01 |

*(A): Total Debt includes the following borrowings.

- US\$13.5 mil non-recourse borrowing for the hotel project.
- US\$16.9 mil borrowing secured by the pledged deposits.

*(B): Total Cash includes US\$19.6 mil deposits pledged as collateral.

Group Financial Highlights - Cash Flow Statement

The Group's cash flow from operating activity improved.

| (US\$ '000) | <u>9 Months ended 30 September</u> | |
|--|------------------------------------|-------------|
| | <u>2012</u> | <u>2011</u> |
| Cash and cash equivalents at beginning of the period | 51,164 | 26,528 |
| Cash Inflow / (Outflow) | | |
| Operating Activity | 2,282 | (3,899) |
| Investing Activity | (18,636) | (55,124) |
| Financing Activity | 6,997 | 72,628 |
| Effect of exchange rate changes | 161 | (894) |
| Cash and cash equivalents at the end of the period | 41,968 | 39,239 |

| | |
|--|-------------------|
| Net profit before tax after adjusting for non-cash items | US\$ 6,256 |
| Changes in working capital | US\$ (4,525) |
| Interest received / tax reimbursed | US\$ 551 |
| Net cash generated from operation | US\$ 2,282 |

Group Revenue and Profit Breakdown

All four business segments kept the momentum of earnings growth for 9 months of 2012.

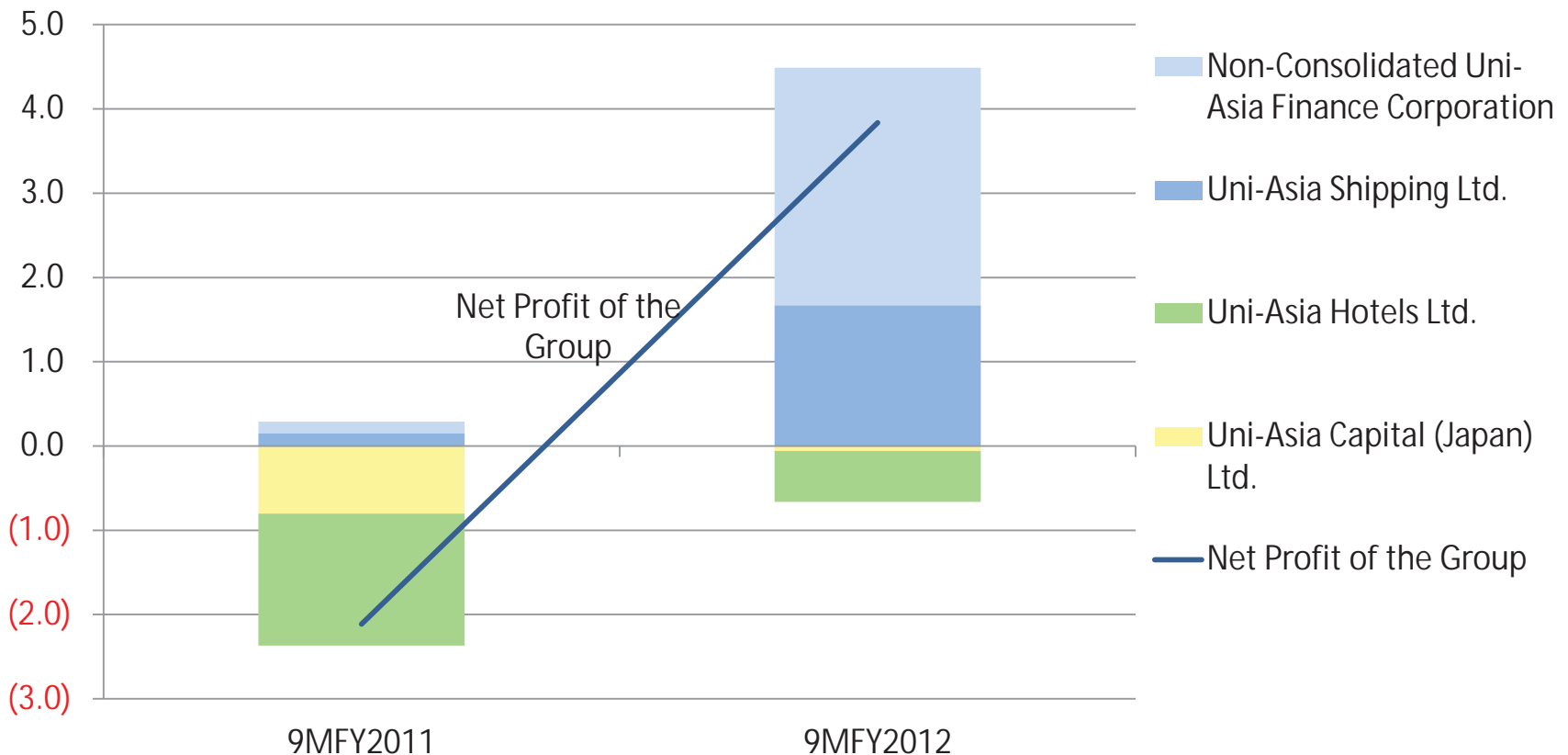
(US\$'000)

| | | 3 rd Quarter | | | 9 Months ended 30 September | | |
|---|---------------------|-------------------------|---------|----------|-----------------------------|---------|----------|
| | | 2012 | 2011 | % Change | 2012 | 2011 | % Change |
| Non-consolidated Uni-Asia Finance <i>Investment & Asset Management of Vessels and Properties in China/Hong Kong</i> | Revenue | 4,091 | 1,092 | 275% | 8,430 | 5,866 | 44% |
| | Net Profit/ (Loss) | 2,112 | (1,608) | 231% | 2,817 | 138 | 1941% |
| Uni-Asia Shipping Ltd. <i>Ship Owning & Chartering</i> | Revenue | 3,418 | 2,186 | 56% | 9,003 | 3,372 | 167% |
| | Net Profit/ (Loss) | 61 | (94) | 165% | 1,671 | 153 | 992% |
| Uni-Asia Capital (Japan) Ltd. <i>Investment & Asset Management of Properties in Japan</i> | Revenue | 1,957 | 2,120 | (8%) | 5,312 | 5,158 | 3% |
| | Net Profit / (Loss) | 78 | 240 | (68%) | (59) | (803) | 93% |
| Uni-Asia Hotels Ltd. <i>Hotel Operation in Japan</i> | Revenue | 12,669 | 8,972 | 41% | 38,447 | 24,225 | 59% |
| | Net (Loss)/ Profit | (143) | 83 | (272%) | (603) | (1,564) | 61% |
| Group Total | Revenue | 21,554 | 14,558 | 48% | 59,648 | 38,098 | 57% |
| | Net Profit / (Loss) | 2,116 | (1,432) | 248% | 3,837 | (2,114) | 282% |

Group Net Profit Breakdown

Gains from Uni-Asia Shipping and non-consolidated Uni-Asia Finance Corporation offset the reduced losses from operations in Japan.

(US\$'mil)



Non-Consolidated Uni-Asia Finance Corporation

3Q performance improved with a profit of US\$2.1 mil increasing the profit for the period to US\$2.8 mil.

| (US\$'000) | 3 rd Quarter | | | 9 Months ended 30 September | | |
|-------------------------------|-------------------------|---------|--------|-----------------------------|---------|--------|
| | 2012 | 2011 | Change | 2012 | 2011 | Change |
| Turnover | 4,091 | 1,092 | 2,999 | 8,430 | 5,866 | 2,564 |
| Fee Income | 3,838 | 948 | 2,890 | 5,341 | 2,344 | 2,997 |
| Investment Returns | (244) | (343) | 99 | 1,576 | 2,109 | (533) |
| Interest Income | 366 | 359 | 7 | 1,014 | 1,085 | (71) |
| Other Income | 131 | 128 | 3 | 499 | 328 | 171 |
| Expenses | (1,881) | (2,594) | (713) | (5,290) | (5,461) | (171) |
| FX Translation Gain/ (Loss) | 53 | (836) | 889 | 179 | (447) | 626 |
| Profit/ (Loss) from Operation | 2,210 | (1,502) | 3,712 | 3,140 | 405 | 2,735 |
| Profit/ (Loss) after Tax | 2,112 | (1,608) | 3,720 | 2,817 | 138 | 2,679 |

The numbers above are before consolidation adjustment.

3Q Fee Income was achieved mainly due to structured finance arrangement fees received for 4 vessels.

Uni-Asia Shipping Limited

Charter income from four vessels contributed to net profit despite FX loss incurred in 3Q 2012.

| (US\$'000) | 3 rd Quarter | | | 9 Months ended 30 September | | |
|----------------------------------|-------------------------|---------|--------|-----------------------------|---------|--------|
| | 2012 | 2011 | Change | 2012 | 2011 | Change |
| Turnover | 3,418 | 2,186 | 1,232 | 9,003 | 3,372 | 5,631 |
| Fee Income (Charter Income etc.) | 3,575 | 2,241 | 1,334 | 9,200 | 3,353 | 5,847 |
| Investment Returns | (175) | 0 | (175) | (245) | 0 | (245) |
| Interest Income | 3 | (3) | 6 | 12 | (2) | 14 |
| Other Income | 15 | (52) | 67 | 36 | 21 | 15 |
| Expenses | (2,988) | (2,118) | 870 | (6,319) | (2,924) | 3,395 |
| FX Translation (Loss)/ Gain | (379) | (760) | 381 | 19 | (901) | 920 |
| Profit from Operation | 430 | 68 | 362 | 2,684 | 448 | 2,236 |
| Profit/ (Loss) after Tax | 61 | (94) | 155 | 1,671 | 153 | 1,518 |

The numbers above are before consolidation adjustment.

Uni-Asia Capital (Japan) Ltd.

Stable income and cost cutting efforts helped in the sharp reduction of net loss.

| (US\$'000) | 3rd Quarter | | | 9 Months ended 30 September | | |
|--------------------------|-------------|---------|--------|-----------------------------|---------|--------|
| | 2012 | 2011 | Change | 2012 | 2011 | Change |
| Turnover | 1,957 | 2,120 | (163) | 5,312 | 5,158 | 154 |
| Fee Income | 761 | 805 | (44) | 2,097 | 2,465 | (368) |
| Hotel Income | 1,016 | 897 | 119 | 2,933 | 2,482 | 451 |
| Investment Returns | 179 | 414 | (235) | 277 | 196 | 81 |
| Interest Income | 1 | 0 | 1 | 1 | 1 | 0 |
| Other Income | 0 | 4 | (4) | 4 | 14 | (10) |
| Expenses | (1,587) | (1,536) | 51 | (4,524) | (4,860) | (336) |
| FX Translation Gain | 0 | 148 | (148) | 0 | 176 | (176) |
| Profit from Operation | 370 | 584 | (214) | 788 | 298 | 490 |
| Profit/ (Loss) after Tax | 78 | 240 | (162) | (59) | (803) | 744 |

The numbers above are before consolidation adjustment.

Uni-Asia Hotels Limited

Occupancy Rates and Average Daily Rates improved.

| (US\$'000) | 3rd Quarter | | | 9 Months ended 30 September | | |
|---|-------------|---------|--------|-----------------------------|----------|---------|
| | 2012 | 2011 | Change | 2012 | 2011 | Change |
| Turnover | 12,669 | 8,972 | 3,697 | 38,447 | 24,225 | 14,222 |
| Hotel Income | 12,545 | 8,968 | 3,577 | 37,802 | 23,982 | 13,820 |
| Investment Returns | 0 | 0 | 0 | 0 | 188 | (188) |
| Interest Income | 0 | 0 | 0 | 1 | 0 | 1 |
| Other Income | 124 | 4 | 120 | 644 | 55 | 589 |
| Expenses | (12,779) | (8,802) | 3,977 | (38,996) | (25,657) | 13,339 |
| Addition to Onerous Contracts Provision | 0 | (15) | (15) | 0 | (1,048) | (1,048) |
| Reversal of Onerous Contracts Provision | 125 | 511 | (386) | 481 | 1,987 | (1,506) |
| Profit /(Loss) from Operation | (110) | 170 | (280) | (549) | (1,432) | 883 |
| Profit / (Loss) after Tax | (143) | 83 | (226) | (603) | (1,564) | 961 |
| Occupancy Rate | 81.6% | 79.5% | 2.1% | 78.2% | 72.8% | 5.4% |
| Average Daily Rate (Yen) | 7,619 | 6,734 | 885 | 7,390 | 6,689 | 701 |
| No. of hotels operated | 11 | 13 | | 11 | 13 | |

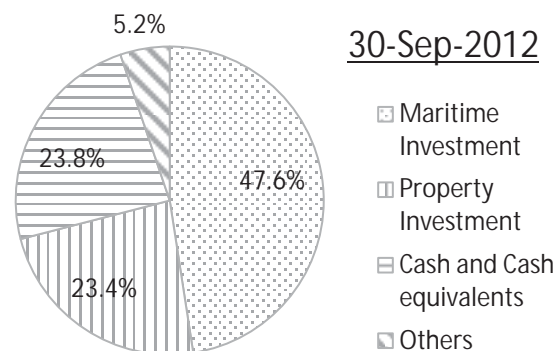
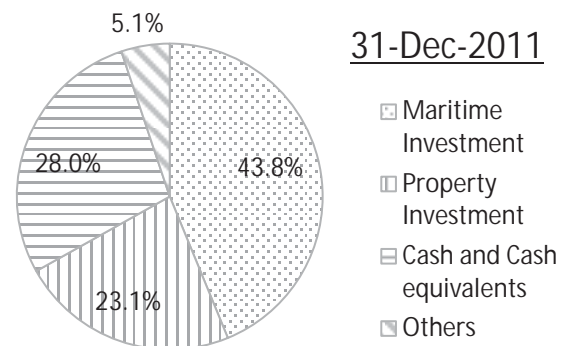
The numbers above are before consolidation adjustment.

3Q loss was caused mainly by additional expenses incurred in renovation of 1 hotel and move of headquarter office.

Group Assets Allocation

The Group increased maritime investment by US\$13.5 mil the 9 months of 2012.

| (US\$'mil) | <u>30-Sep-12</u> | <u>31-Dec-11</u> |
|---|------------------|------------------|
| Maritime Investment | 122.9 | 109.4 |
| Non-current assets | | |
| Investments | 27.6 | 27.2 |
| Deposits for purchase of vessels | 6.2 | 19.1 |
| Loan to vessels owning companies | 10.0 | 4.5 |
| Property, Plant and Equipment (Vessel related) | 78.1 | 57.1 |
| Current assets | | |
| Loan to vessels owning companies | 1.0 | 1.5 |
| Property Investment in Hong Kong and China | 13.2 | 9.8 |
| Non-current assets | | |
| Investment property | 6.4 | 6.4 |
| Investment in joint investment company | 5.8 | 3.4 |
| Loan to a SPC | 1.0 | 0.0 |
| Property Investment in Japan | 47.3 | 47.9 |
| Non-current assets | | |
| Investment property | 3.0 | 1.1 |
| Investment in SPCs and associates | 14.0 | 15.3 |
| Loan to SPCs | 3.5 | 3.8 |
| Property, Plant and Equipment (Hotel) | 26.8 | 27.7 |
| Cash and Cash equivalents (Free Cash) | 42.0 | 51.2 |
| Deposit pledged as collateral | 19.6 | 18.7 |
| Others | 13.4 | 12.8 |
| Total | 258.4 | 249.8 |



1. Corporate Overview

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Business Development

Ship Investment / Ship Finance

- **Ship Investment Portfolio**

- We jointly invested in one 29,000 dwt handysize bulk carrier with 50% interest with another investor in 2Q 2012.
- Including the vessel above, we currently invest in 11 vessels through ship investment fund and joint investments.

Vessel owned through Ship Investment Fund / Co-investment

| | Type | Capacity | Year of Built | Ship Yard | Charter Period | | | | | | | | | | | Charterer | TC/ BBC |
|--|------|----------|---------------|-----------|----------------|------|------|------|------|------|------|------|------|------|------|-----------|------------|
| | | | | | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | | |

Investment in Ship Investment Fund

| | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------|------------|------|--------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------|-----|
| 1 | Bulker | 32,700 DWT | 2003 | Kanda | | | | | | | | | | | | | | | | | NYKGB | TC |
| 2 | Product Tanker | 47,094 DWT | 2004 | Onomichi | | | | | | | | | | | | | | | | | TORM | TC |
| 3 | Product Tanker | 50,000 DWT | 2010 | Onomichi | | | | | | | | | | | | | | | | | Norden | TC |
| 4 | Container | 3,500 TEU | 2007 | Hyundai Mipo | | | | | | | | | | | | | | | | | Evergreen | BBC |
| 5 | Container | 3,500 TEU | 2007 | Hyundai Mipo | | | | | | | | | | | | | | | | | Evergreen | BBC |
| 6 | Container | 3,500 TEU | 2007 | Hyundai Mipo | | | | | | | | | | | | | | | | | Evergreen | BBC |

Co-Investment

| | | | | | | | | | | | | | | | | | | | | | | |
|----|-----------|------------|------|--------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------|----|
| 7 | Bulker | 37,300 DWT | 2011 | Imabari | | | | | | | | | | | | | | | | | MOL | TC |
| 8 | Bulker | 29,200 DWT | 2009 | Y-Nakanishi | | | | | | | | | | | | | | | | | NYKGB | TC |
| 9 | Bulker | 29,000 DWT | 2012 | Y-Nakanishi | | | | | | | | | | | | | | | | | Lauritzen Bulkers | TC |
| 10 | Container | 4,300 TEU | 2007 | Hyundai Mipo | | | | | | | | | | | | | | | | | Evergreen | TC |
| 11 | Container | 4,300 TEU | 2007 | Hyundai Mipo | | | | | | | | | | | | | | | | | Evergreen | TC |

As of 30 September 2012

Charter contract

TC=Time Charter
BBC= Bare Boat Charter

Business Development

Ship Owning / Chartering

- **Ship owning portfolio**
 - We have acquired five handysize vessels at reasonable prices since 2010, of which four vessels have been delivered. They are contributing to the Group's profit with recurrent charter hire income.



Vessel Owned by Uni-Asia Shipping

| | Type | Capacity | Year of Built | Ship yard | Charter Period | | | | | | | | | | | Charterer | TC/BB C | | |
|---|--------|------------|---------------|----------------|----------------|------|------|------|------|------|------|----------------------|------|------|------|-----------|------------|--------------------|----|
| | | | | | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | | | | |
| 1 | Bulker | 29,000 DWT | 2011 | Y-Nakanishi | | | | | | | | | | | | | | Pacific Basin | TC |
| 2 | Bulker | 29,100 DWT | 2012 | Y-Nakanishi | | | | | | | | | | | | | | Pacific Basin | TC |
| 3 | Bulker | 37,000 DWT | 2013 | Onomichi | | | | | | | | © Delivery Scheduled | | | | | | To be disclosed | TC |
| 4 | Bulker | 28,709 DWT | 2007 | Shin-Kurushima | | | | | | | | | | | | | | Daiichi Chuo Kisen | TC |
| 5 | Bulker | 28,300 DWT | 2001 | Kanda | | | | | | | | | | | | | | Daiichi Chuo Kisen | TC |

As of 30 September 2012

Before delivery
 Charter contract

TC= Time Charter
 BBC= Bare Boat Charter

Business Development

Property Investment / Management in Hong Kong

- Progress of office redevelopment project in Hong Kong
 - The Company has a 10.2 % interest in the office building redevelopment project in Kwun Tong, Kowloon, Hong Kong.
 - All of 26 saleable floors of the building were fully sold out to buyers on or before 4 September 2012, which comprise mostly corporate end-users.
 - The building has since been named “Fun Tower” and is scheduled to be completed and handed over to the buyers by the end of November 2013.



Business Development

Property Investment / Management in Japan

- **Small residential property development business in Tokyo**
 - We resumed residential property investment /development business in Japan since FY 2011.
 - Our focus is to develop small residential properties (named “ALERO Series”) in Tokyo which are typically 4-5 storey buildings with 10 -15 units of studio type flats, and are popular with working singles.
 - Our Exit strategy is either to sell the property en bloc to investor or to hold and lease to the tenants.
 - We have three projects in hands, of which the first project ALERO ShimoMeguro has been completed in September 2012 and was sold to a wealthy individual investor in October 2012.
 - We will continue to find out more development opportunities as ALERO series.

Business Development

Property Investment / Management in Japan

Small residential property development business

ALERO ShimoMeguro - the first project of the series

- Exterior -



Business Development Property Investment / Management in Japan

Small residential development business
ALERO ShimoMeguro - first project of the series
- Interior-



Business Development

-Property Investment / Management in Japan

Small residential property development business

ALERO Series – Location of three projects

3. ALERO HATAGAYA

(COMPLETION IN 2Q2013)



1. ALERO SHIMOMEGURO

(Completed in Sep 2012)



2. ALERO ICHIGAYADAIMACHI

(COMPLETION IN 1Q2013)



Centre of Tokyo
(23 wards)

Business Development

Hotel Operation

- Update of hotel operation
 - With the expiration of 3 hotel lease contracts (of which 2 were onerous) in 2012, we currently operate 11 hotels.
 - Our strategic direction is to expand our hotel operation business by adding new hotel operation contracts which will enable the Company to enjoy economy of scale for hotel operation.
 - We are looking for good business opportunities by discussing with hotel owners by leveraging on the cachet of “Hotel Vista”. (“Hotel Vista” was ranked 12th among 39 major business hotel brands in Japan, according to Nikkei Business magazine)



Business Development

Hotel Operation

Location of Hotels That We Operate



Hotels Under Operation

Including Hotel JAL City Naha, which was added in 2011, we operate 11 hotels.

List of hotels we operate

| | Hotel | Location | Ownership | Number of Rooms | Business Type* | Opening/Acquisition | Original Opening | Major Customers |
|----|------------------------------------|---------------------|---------------------|-----------------|----------------|---------------------|------------------|--------------------|
| 1 | Hotel Vista Kamata | Kamata, Tokyo | J-REIT | 106 | Lease | June-06 | May-91 | Business traveller |
| 2 | Hotel Vista Sapporo Nakajima Kohen | Sapporo, Hokkaido | Corporate Ownership | 113 | Lease | December-06 | - | Business traveller |
| 3 | Hotel Vista Shimizu | Shimizu, Shizuoka | Private Fund | 152 | Lease | March-07 | - | Business traveller |
| 4 | Hotel Vista Premio Dojima | Dojima, Osaka | Private Fund | 141 | Operation | August-07 | August-90 | Business traveller |
| 5 | Hotel Vista Hashimoto | Hashimoto, Kanagawa | J-REIT | 99 | Lease | August-07 | December-86 | Business traveller |
| 6 | Hotel Vista Atsugi | Atsugi, Kanagawa | Private Fund | 165 | Operation | September-07 | - | Business traveller |
| 7 | Hotel Vista Kumamoto Airport | Kumamoto, Kumamoto | Capital Advisers | 139 | Own/operation | January-08 | - | Business traveller |
| 8 | Hotel Vista Ebina | Ebina, Kanagawa | Private Fund | 176 | Lease | October-08 | - | Business traveller |
| 9 | Hotel Vista Grande Osaka | Soemoncho, Osaka | Private Fund | 304 | Lease | November-08 | - | Tourist |
| 10 | Hotel Vista Kyoto Hachijohguchi | Kyoto, Kyoto | Private Fund | 215 | Operation | June-09 | - | Tourist |
| 11 | Hotel JAL City Naha | Naha, Okinawa | J-REIT | 304 | Lease | October-11 | June-06 | Tourist |
| | Total | | | 1,914 | | | | |

* Business Type

Lease: Our hotel operating subsidiary leases the hotel from the owner and operates.

Operation: Our hotel operating subsidiary operates the hotel under the operating contract.



Growth Drivers for UAF

Uni-Asia Shipping

- Expand fleet of vessels to enhance recurrent chartering income

Non-Consolidated Uni-Asia Finance Corporation

- 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 commercial development projects in Hong Kong

Uni-Asia Capital (Japan)

- Manage small residential 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 Shareholder Value

1. Corporate Overview

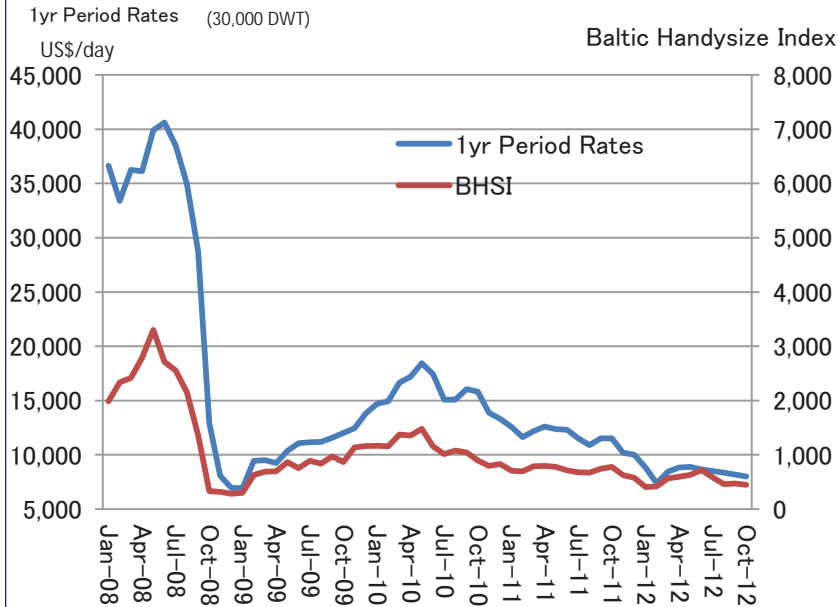
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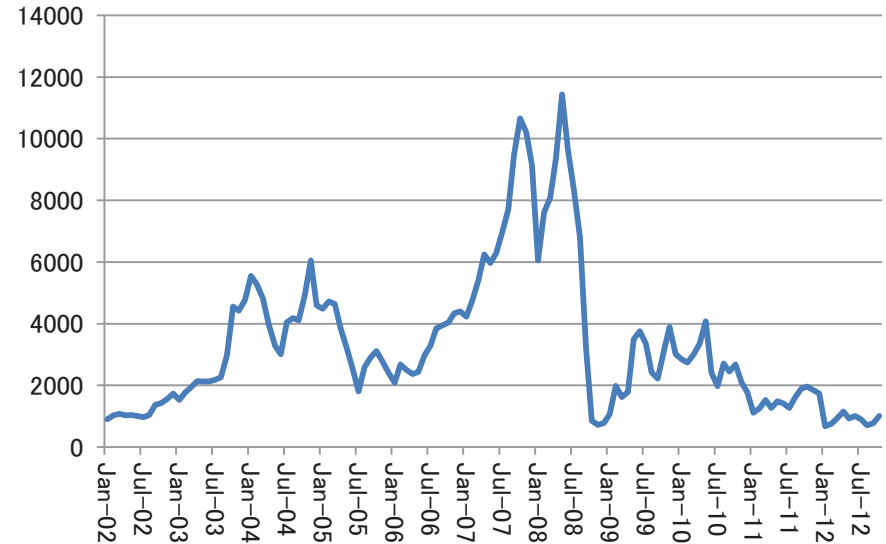
Update of Maritime Industry- Bulk Carrier

Baltic Handysize Index / One Year Time Charter Rate Movement from 2008



Source: Bloomberg / Clarksons

Baltic Dry Index Movement from 2002

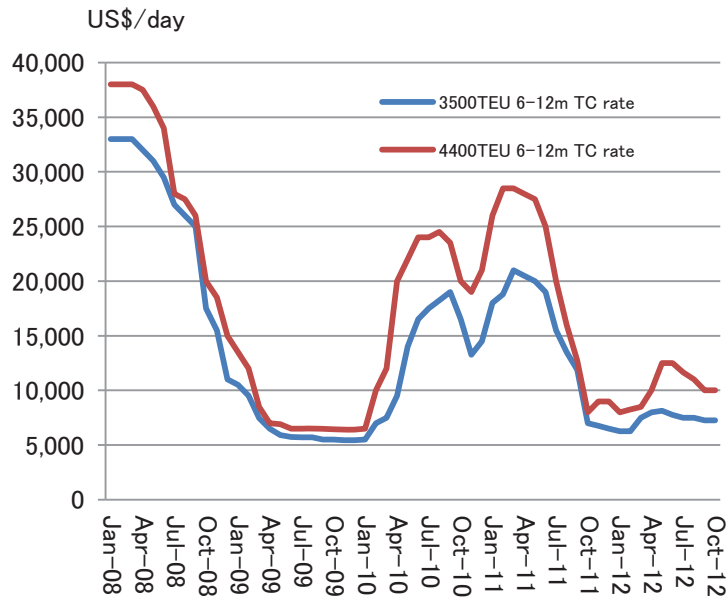


Source: Bloomberg

Weakening market trend still continues and no sign of recovery is shown.

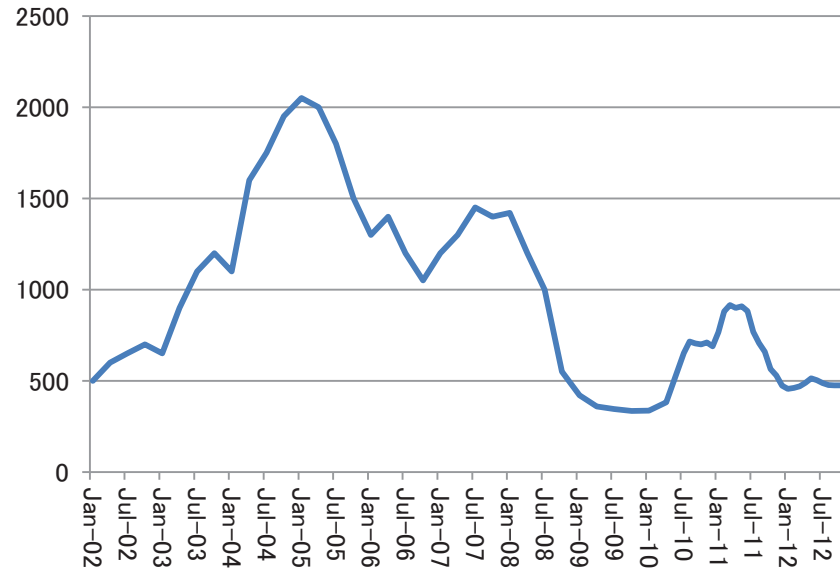
Update of Maritime Industry-Containership

Time Charter Rates Movement from 2008



Source: Clarksons

Howe Robinson Charter Index Movement from 2002

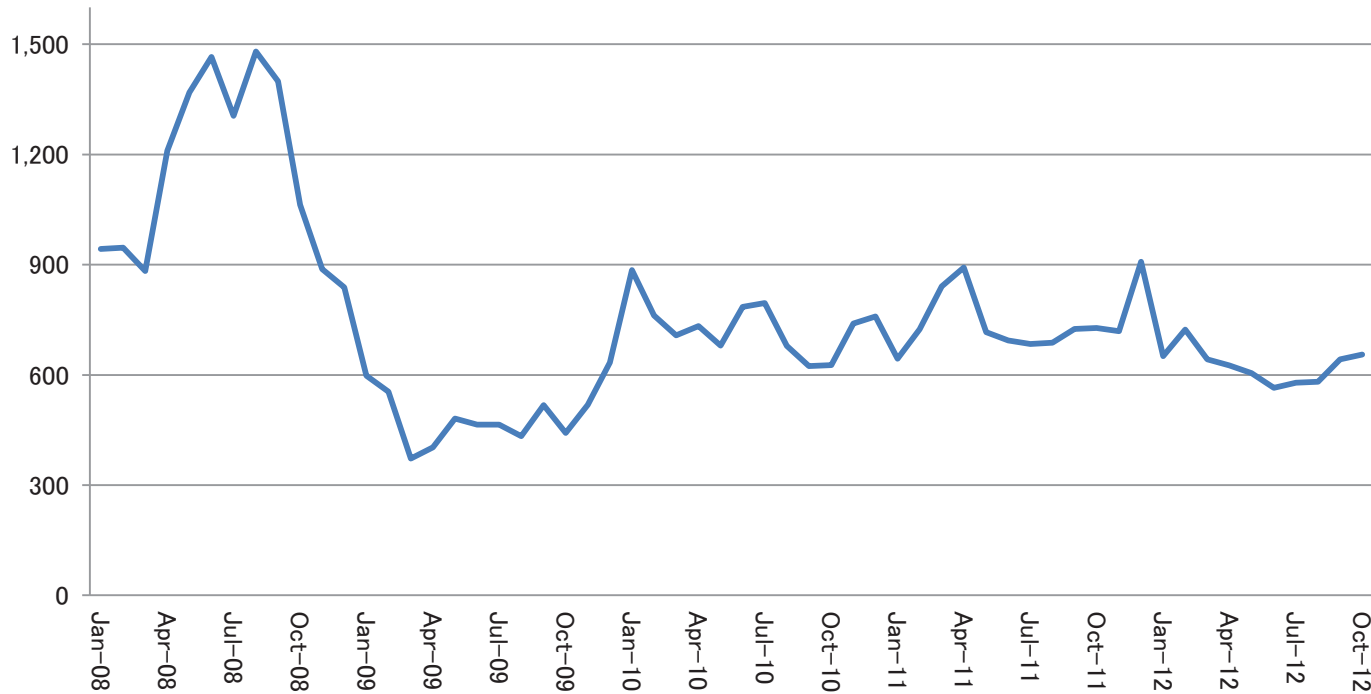


Source: Tradewinds

Containership market also continues to be suffering from dampened situation

Update of Maritime Industry-Product Tanker

Baltic Clean Tanker Index Movement from 2008



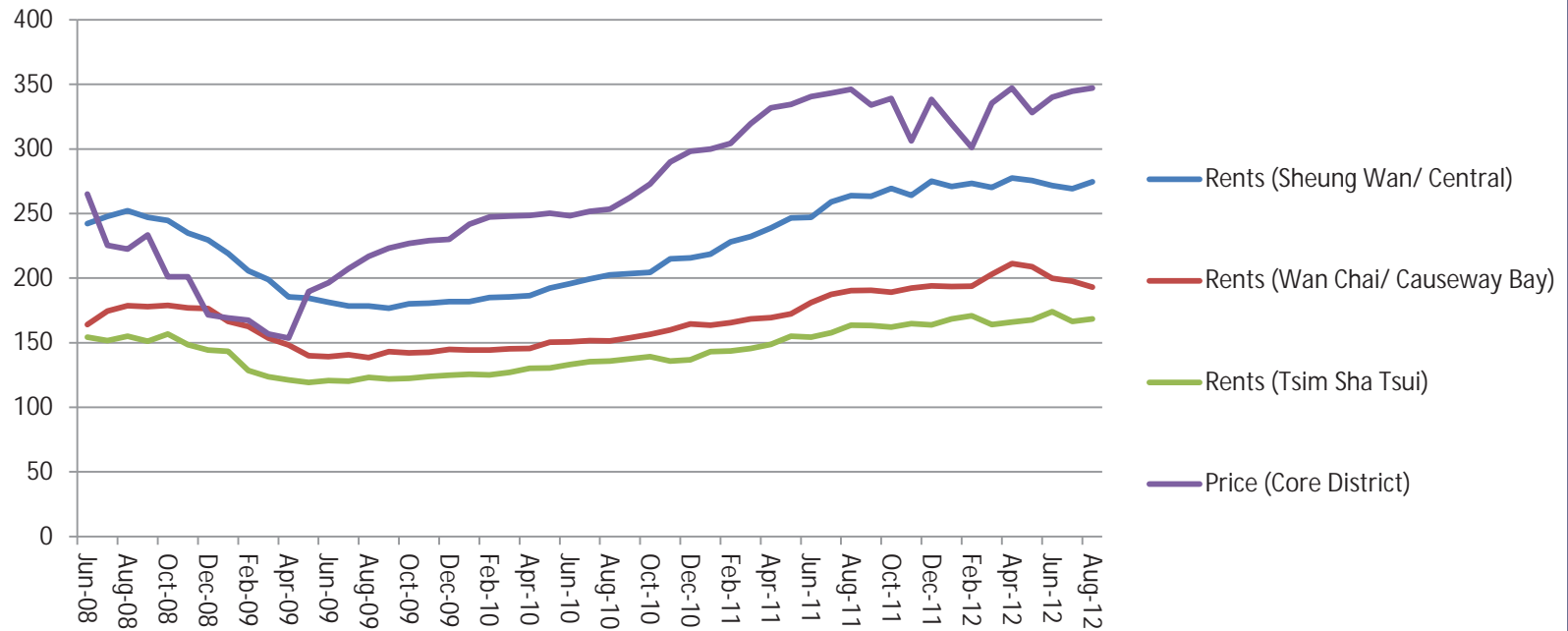
Source: Bloomberg

The market has been experiencing sideways trade since 2010.

Update of property Market in Hong Kong- Office Market

Office Rent and Price Indices Movement in Hong Kong (Grade A office)

Year 1999=100



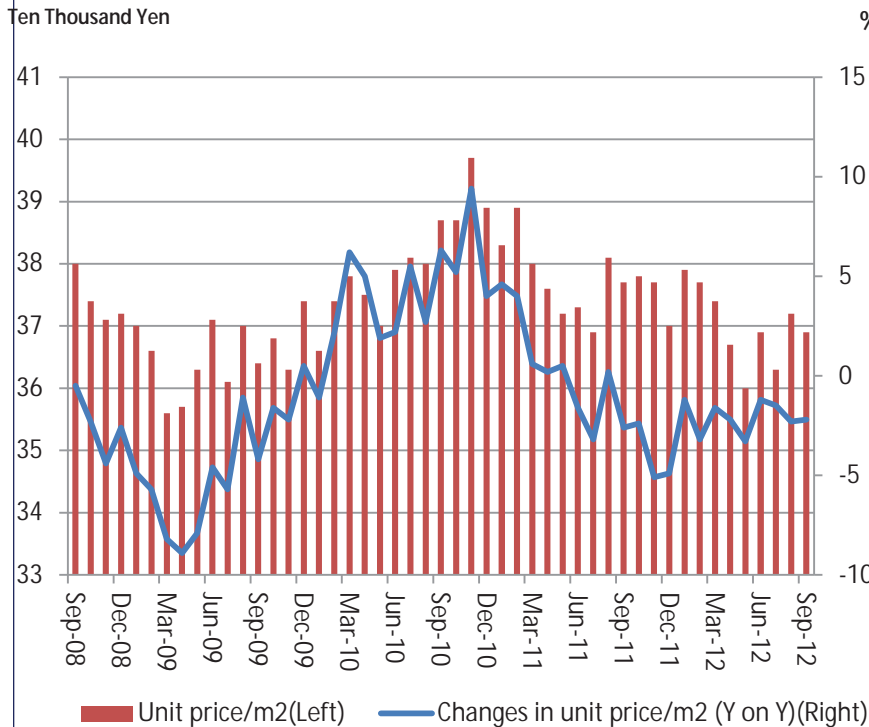
Figures from March 2012 to August 2012 are provisional

Source: Hong Kong Rating and Valuation Department

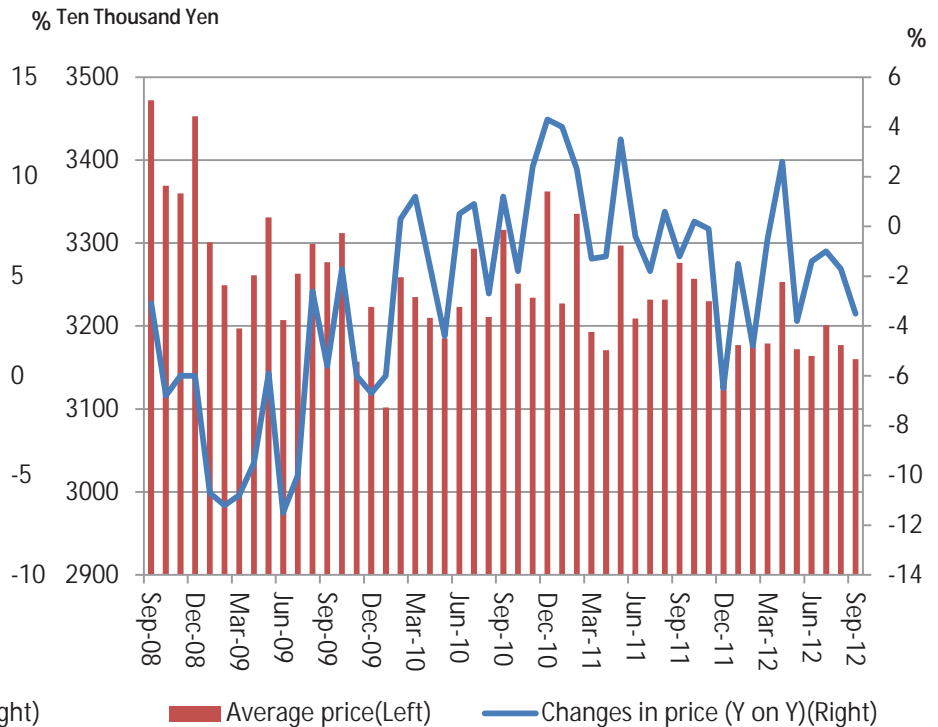
Office rents seem to be still sound and offices price in core district is facing a correction phase.

Update of Property Market in Japan-Residential Property

Unit Price of Condominium in Tokyo Metropolitan Area



Average Price of Detached House Sold in Tokyo Metropolitan Area



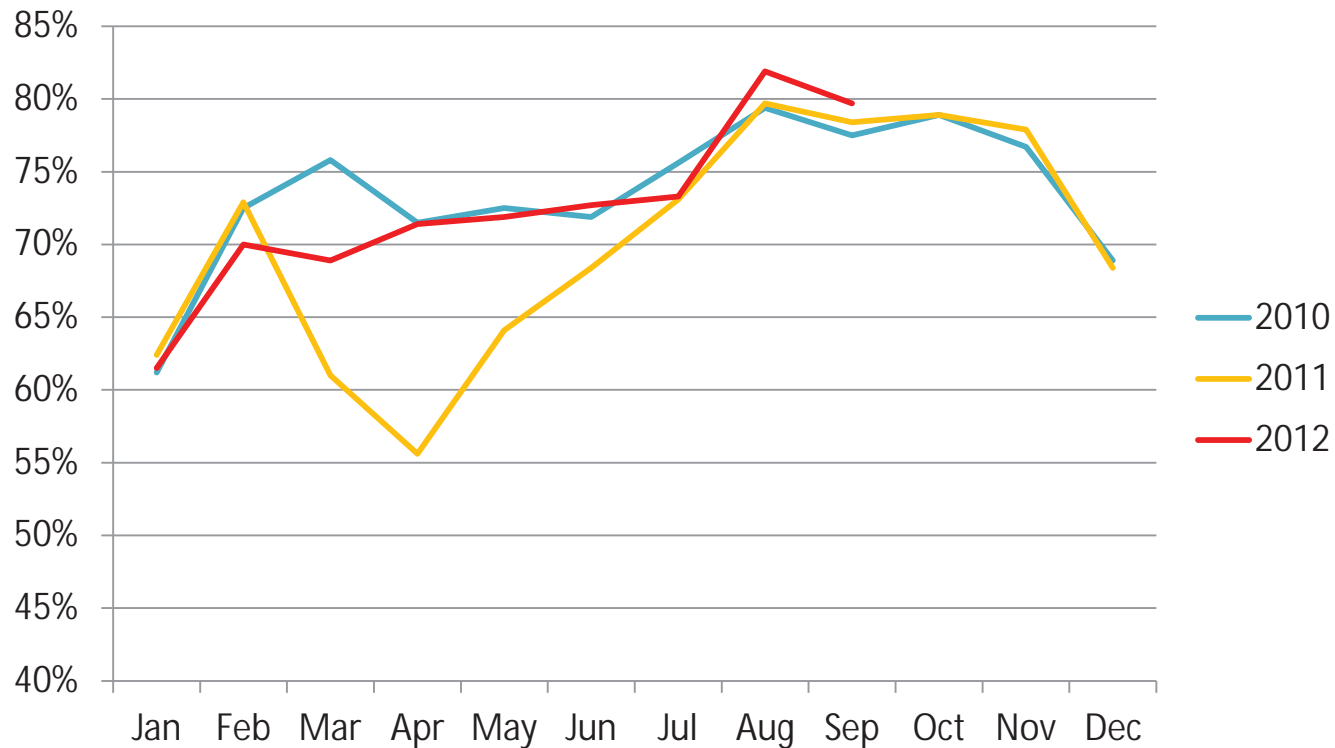
Condominium with space from 40 to 80m²

Source: The Real Estate Transaction Modernization Center Foundation
 (Fudosan Ryutsu Kindaika Centre)

Price of residential property has been still stagnant after the 3.11 disaster in 2011.

Update of Hotel Market in Japan

Hotel Occupancy Rate in Japan (Nationwide Hotel Average)



Source: Ohta Publications "Shuukan Hotel Restaurant" volume 47-40

Hotel occupancy rate in 9 months in 2012 shows a recovery from the aftermath of the 3.11 disaster in 2011.



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Thank You

