



UNI-ASIA
FINANCE CORPORATION
Registration No. CR-72229



Annual General Meeting Presentation
25 April 2013

Disclaimer

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





UNI-ASIA
FINANCE CORPORATION
Registration No. CR-72229



Uni-Asia Finance Corporation's Business Segments



Business Segments



Uni-Asia Shipping

**Ship Owning &
Chartering**



**Non-Consolidated
Uni-Asia Finance
Corporation**

**Investment / Asset
Management of
Vessels and
Properties,
Ship Finance
Arrangement**



**Uni-Asia Capital
(Japan)**

**Investment / Asset
Management of
Properties in Japan**



Uni-Asia Hotels

Hotel Operation





UNI-ASIA
FINANCE CORPORATION
Registration No. CR-72229



Financial Results FY2012



Group Financial Highlights – Income Statements

(US\$'000)	Year Ended 31 December		
	2012	2011	% Change
Total Income	78,284	57,895	35%
Total Expenses	(71,968)	(54,528)	32%
Net FX Gain/ (Loss)	1,541	(1,009)	253%
Operating Profit/ (Loss)	6,316	3,367	88%
Profit/ (Loss) for the Period/ Year	3,597	1,379	161%
Earnings/ (Loss) per Share (US Cents)	0.73	0.35	109%



Group Financial Highlights – Balance Sheet

(US\$'mil)	As at 31-Dec-12	As at 31-Dec-11	Inc / (Dec)
Total Assets	247.0	249.8	(2.8)
Total Liabilities	108.5	116.4	(7.9)
Total Equity	138.6	133.4	5.2
Total Debt	97.2 ^{*(A)}	99.7 ^{*(A)}	(2.5)
Total Cash	59.3 ^{*(B)}	69.9 ^{*(B)}	(10.6)
(Net Debt) / Net Cash	(37.9)	(29.8)	(8.1)
Total Debt / Total Equity (Gearing)	0.70	0.75	(0.04)
NAV per share (US\$)	0.29	0.28	0.01

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

- US\$12.0 mil non-recourse borrowing for the hotel project. (FY2011: US\$13.9 mil)
- US\$13.3 mil borrowing secured by the pledged deposits. (FY2011: US\$14.8 mil)

* (B): Total Cash includes US\$16.1 mil deposits pledged as collateral. (FY2011: US\$18.7 mil)



Group Financial Highlights – Cash Flow Statement

(US\$ '000)	Year Ended 31 December	
	2012	2011
Cash and cash equivalents at beginning of the year	51,164	26,528
Cash Inflow / (Outflow)		
Operating Activity	4,391	1,877
Investing Activity	(12,624)	(48,270)
Financing Activity	1,152	70,957
Effect of exchange rate changes	(817)	72
Cash and cash equivalents at the end of the year	43,266	51,164



Group Financial Highlights – Proposed Dividend

With improved profits, a final dividend of 0.5 Singapore cents is proposed.

Book Closure Date	3 May 2013
Dividend Payment Date	17 May 2013





UNI-ASIA
FINANCE CORPORATION
Registration No. CR-72229



Business Development FY2012



Business Development FY2012

- **Ship Investment Portfolio**

- In FY2012, the Group jointly invested in one 29,000 dwt handysize bulk carrier with another investor.
- The Group's total portfolio of vessels invested through investment fund and joint investments increased to 11 as a result.



Business Development FY2012

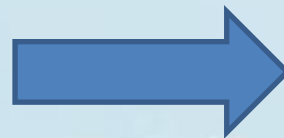
- **Ship Owning Portfolio**
 - In the middle of FY2012, the Group's vessel owning subsidiary took delivery of one vessel. With this addition, out of the 5 handysize vessels acquired since 2010 under the Group's vessel owning subsidiaries, a total of 4 vessels have been delivered.



Business Development FY2012

- **HK Property Investment**

- The Group's 10.2% interest in office building redevelopment project in Kwun Tong, Kowloon East, Hong Kong was progressing as scheduled. All 26 saleable floors of the building were fully sold during pre-sale.



Business Development FY2012

- **Small Residential Property Development Projects**
 - In Japan property area, the Group resumed small residential property development projects. The first project ALERO ShimoMeguro was completed in September 2012 and sold in October 2012 with a profit.
 - 4 new small residential property development projects were started in FY2012.



Business Development FY2012

- **Hotel Operations**
 - In 2012, 2 onerous contracts terminated.
 - We currently operate 11 hotels.
 - “Hotel Vista” was ranked 12th among 39 major business hotel brands in Japan, according to Nikkei Business magazine.





UNI-ASIA
FINANCE CORPORATION
Registration No. CR-72229

THANK YOU

