



2Q2014 RESULTS PRESENTATION



**UNI-ASIA
HOLDINGS LIMITED**
Registration No. CR-72229

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

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, please contact:

Mr Lim Kai Ching

limkaiching@uni-asia.com.sg

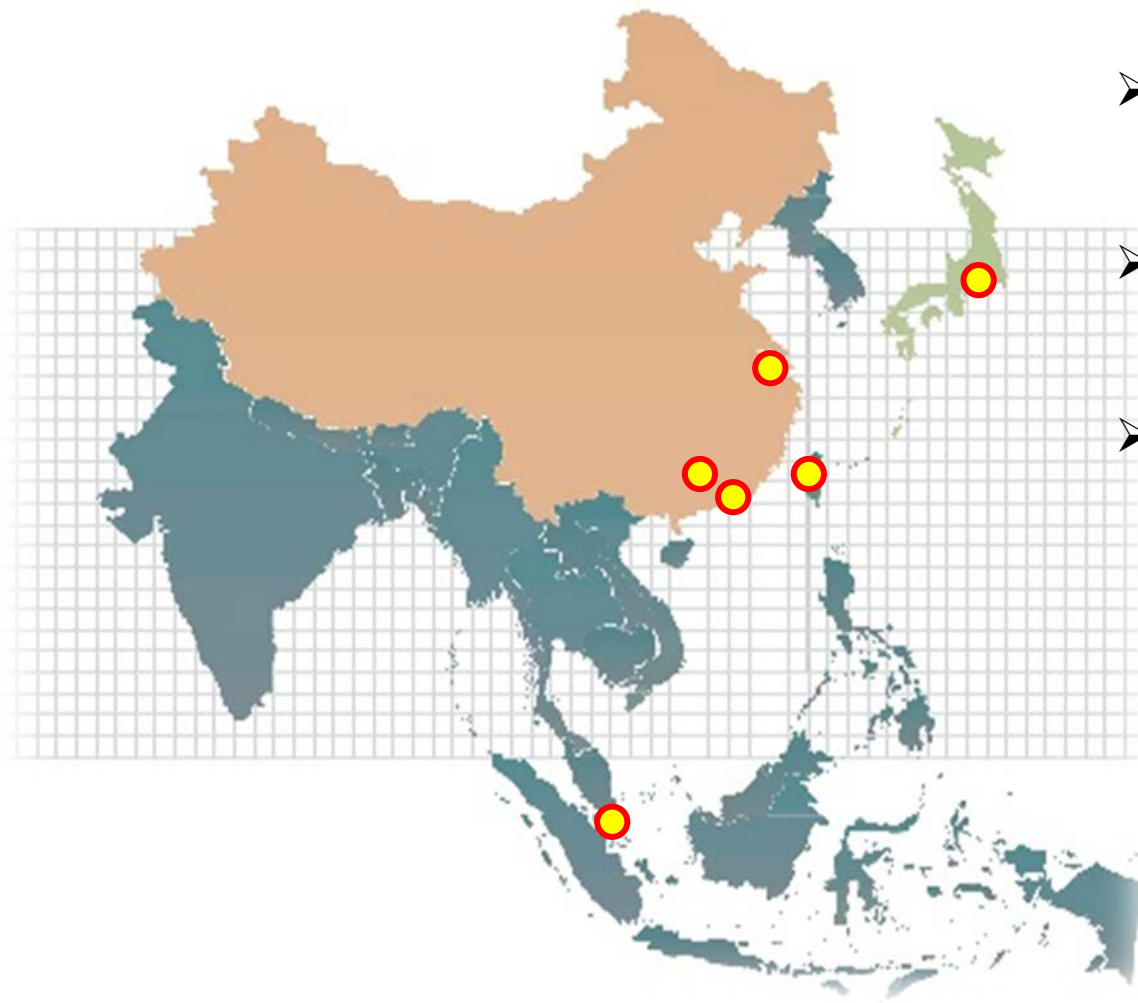
Tel: (65) 6438 1800



CORPORATE OVERVIEW



UNI-ASIA
HOLDINGS LIMITED
Registration No. CR-72229



- Founded on **17 March 1997** in Cayman Islands
- Listed on Singapore Exchange on **17 August 2007**
- Offices
 - ☞ Hong Kong
 - ☞ Singapore
 - ☞ Tokyo
 - ☞ Shanghai
 - ☞ Guangzhou (PRC)
 - ☞ Taiwan

BUSINESS MODEL

- 1**
- ▶ Acquiring assets at competitive prices.
 - ▶ Providing to clients solutions relating to alternative assets including ship finance arrangement, sale and purchase arrangement.



- 2**
- ▶ Manage and/or operate assets to enhance asset value and recurrent income.



- 3**
- ▶ Capital returns
 - ▶ Recurrent income including charter income, hotel income, administration fee income.
 - ▶ Ad hoc fee including finance arrangement fee.



UNI-ASIA
HOLDINGS LIMITED
Registration No. CR-72229

BUSINESS SEGMENTS



**Non-Consolidated
Uni-Asia**

**Uni-Asia
Shipping**

**Uni-Asia Capital
(Japan)**

Uni-Asia Hotels

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

**Ship Owning &
Chartering**

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

Hotel Operation

INCOME EXAMPLE

Four main types of income: 1. Fee Income 2. Investment Returns 3. Hotel Income 4. Interest Income

	Income Type	Non-Consolidated Uni-Asia	Uni-Asia Shipping	Uni-Asia Capital Japan	Uni-Asia Hotels
Fee Income	Arrangement & Agency Fee	✓		✓	
	Project Management Fee	✓			
	Brokerage Commission	✓		✓	
	Incentive Fee	✓		✓	
	Asset Management & Admin Fee*	✓		✓	
	Charter Income*		✓		
	Hotel Income*			✓	✓
Investment Returns	Interest on Performance Note*	✓			
	Realised Gain / (Loss)	✓	✓	✓	
	Fair Value Adjustment	✓		✓	
	Property Rental*	✓			
	Interest Income*	✓	✓	✓	✓

* Recurrent Income

SHARE INFORMATION

Bloomberg Code	UNIAF SP
Share price (Closing on 31 Jul 2014)	S\$0.195
Market Capitalisation	S\$91.6 m
P/ B value	52%
NAV per share	US\$0.30
No. of ordinary shares	469,792,800
Major shareholders	Yamasa Co., Ltd: 33.46% Evergreen International S.A.: 9.98% Executive directors: 3.73%

FINANCIAL HIGHLIGHTS



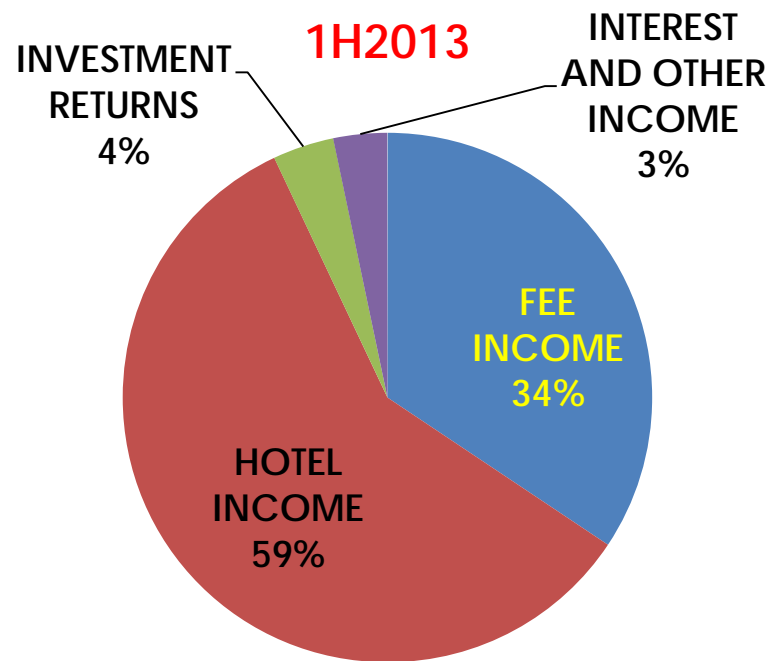
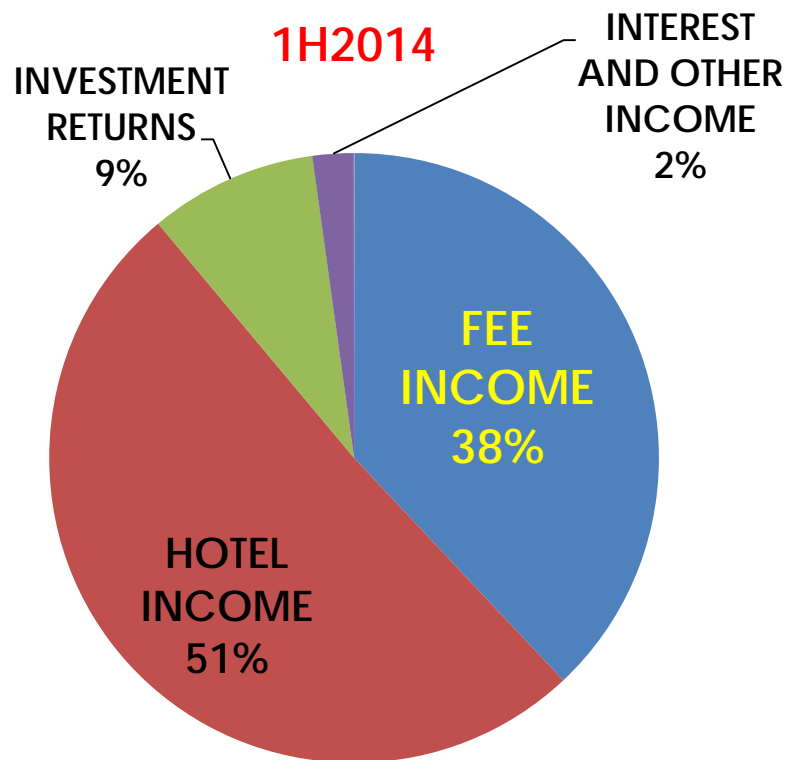
UNI-ASIA
HOLDINGS LIMITED
Registration No. CR-72229

PROFIT & LOSS SUMMARY

- The Group is in a transition phase in building up a recurrent income base so as to be less reliant on ad hoc income.
- Against this backdrop, the Group achieved a profit level in 1H2014 comparable to 1H2013's bottomline which was aided by ad hoc arrangement fee.

(US\$'000)	2 nd Quarter			6 months ended 30 June		
	2014	2013	% Change	2014	2013	% Change
Total Income	16,714	16,302	3%	33,063	36,553	(10%)
Total Expenses	(14,356)	(15,297)	(6%)	(28,936)	(32,088)	(10%)
Operating Profit/ (Loss)	2,358	1,005	135%	4,127	4,465	(8%)
Profit/ (Loss) for the Period	1,516	338	349%	2,708	3,074	(12%)
Earnings/ (Loss) per Share (US Cents)	0.32	0.06	433%	0.58	0.63	(8%)

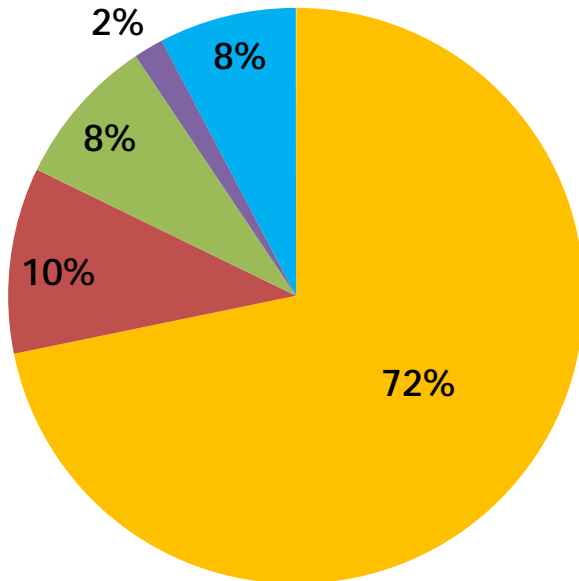
TOTAL INCOME COMPOSITION



In 1H2014, fee income and hotel income made up 38% (1H2013: 34%) and 51% (1H2013: 59%) of total income respectively.

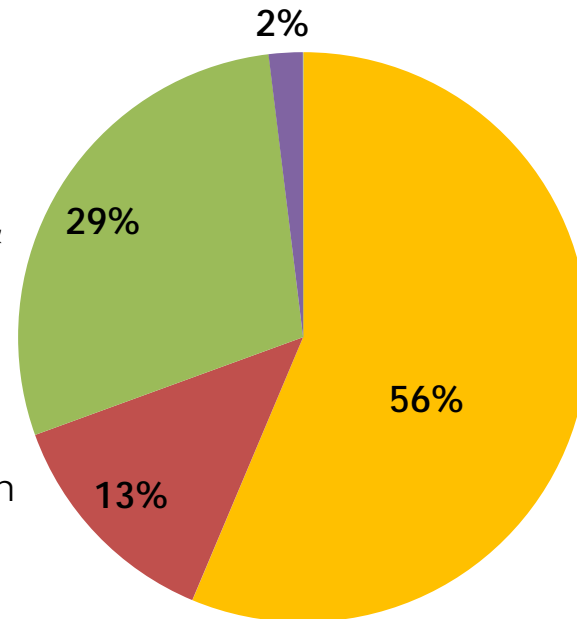
FEE INCOME COMPOSITION

1H2014



- Charter income
- Asset management & administration fee
- Arrangement & agency fee
- Brokerage commission
- Incentive Fee

1H2013



Recurrent charter income's contribution to fee income increased while ad hoc arrangement and agency fee income's contribution decreased.

UNI-ASIA SHIPPING FLEET

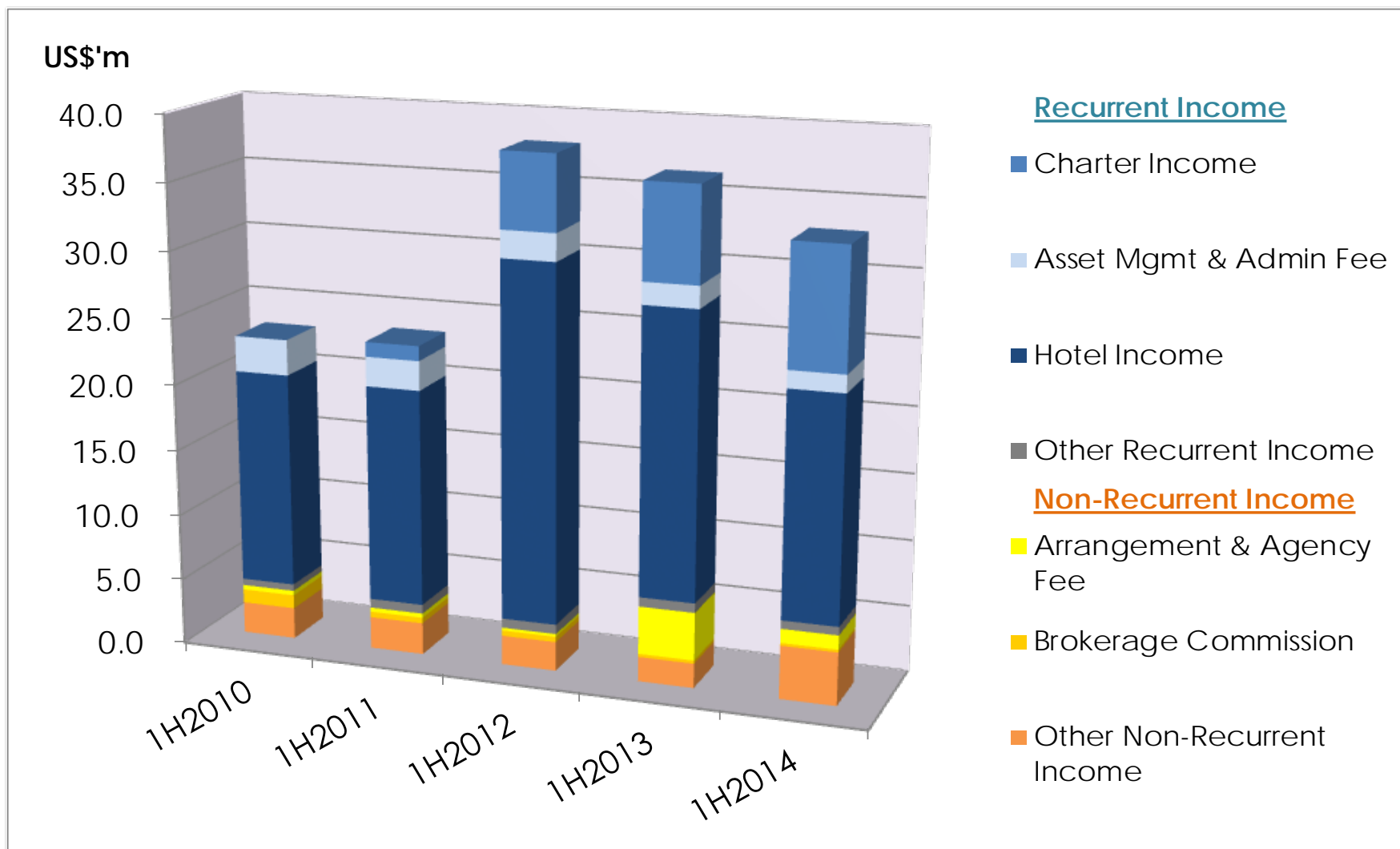
Uni-Asia Holdings Limited

100%

Uni-Asia Shipping Limited

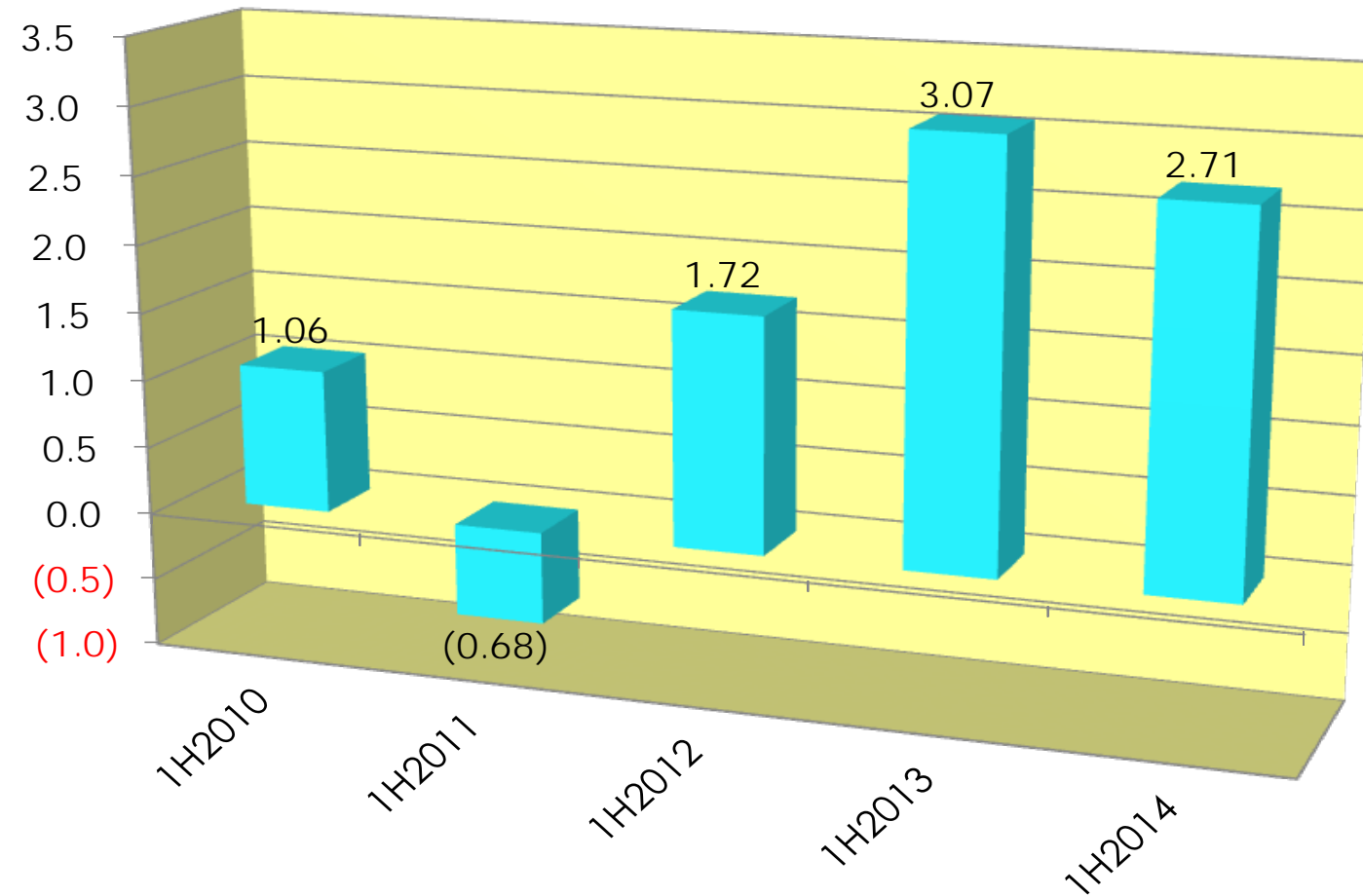
	Name of Subsidiary	DWT	Built	Delivered/Delivery	Charter Status
83%	Hope Bulkship S.A.	29,000	May-2011	May-2011	On time charter
100%	Karat Bulkship S.A.	28,709	2007	May-2011	On time charter
100%	Imperial Bulkship S.A.	29,100	Jun-2012	Jun-2012	On time charter
100%	Luna Bulkship S.A.	28,300	2001	Sep-2011	On time charter
100%	Jade Bulkship S.A.	37,000	Jun-2013	Jun-2013	On time charter
100%	Jubilee Bulkship S.A.	37,000	Jul-2014	Jul-2014	On time charter
100%	Mable Bulkship S.A.	37,000	Newbuilding	1Q 2015	Charterer fixed
100%	Nora Bulkship S.A.	37,000	Newbuilding	1Q 2016	Charterer fixed
51%	Regina Bulkship S.A.	37,000	Newbuilding	1Q 2015	Charterer fixed

FIRST HALF INCOME TREND






FIRST HALF PROFIT TREND

US\$'m



BALANCE SHEET SUMMARY

(US\$'mil)	As at 30-Jun-14		As at 31-Dec-13	Inc / (Dec)
Total Assets	243.6		236.1	7.5
Total Liabilities	102.6		95.9	6.7
Total Equity	141.0		140.2	0.8
Total Debt	94.7 ^{*(A)}		86.1 ^{*(A)}	8.6
Total Cash	40.5 ^{*(B)}		54.9 ^{*(B)}	(14.4)
(Net Debt) / Net Cash	(54.2)		(31.2)	(23.0)
Total Debt / Total Equity (Gearing)	0.67		0.61	0.06
NAV per share (US\$)	0.30		0.30	0.00

^{*(A)}: Total Debt includes US\$5.2 mil borrowing secured by the pledged deposits (31 Dec 2013: US\$6.3 mil).
^{*(B)}: Total Cash includes US\$6.2 mil deposits pledged as collateral (31 Dec 2013: US\$7.4 mil).

Total assets and equity increased in 2Q2014.

CASH FLOW STATEMENT SUMMARY

(US\$'000)	6 months ended 30 June	
	2014	2013
Cash and cash equivalents at beginning of the period	47,566	43,266
Cash Inflow / (Outflow)		
Operating Activity	1,264	4,385
Investing Activity	(19,918)	(32,465)
Financing Activity	4,908	16,405
Effect of exchange rate changes	447	(1,168)
Net Cash Inflow / (Outflow) for the period	(13,299)	(12,843)
Cash and cash equivalents at the end of the period	34,267	30,423

Cash used in investing activities were for ship and property investments made in 1H2014, including the Group's investment in a commercial office development project in Hong Kong.

GROUP REVENUE AND PROFIT BREAKDOWN

3 business segments contributed to the Group's profit

(US\$'000)		2nd Quarter			6 months ended 30 June			
		2014	2013	% Change	2014	2013	% Change	
Non-consolidated Uni-Asia <i>Investment & Asset Management of Ships and Properties in China/Hong</i>		Revenue	2,642	1,439	84%	5,786	4,282	35%
		Net Profit / (Loss)	(19)	(926)	98%	601	(459)	231%
100%	Uni-Asia Shipping Ltd. <i>Ship Owning & Chartering</i>	Revenue	4,282	3,961	8%	9,013	9,163	(2%)
		Net Profit / (Loss)	265	311	(15%)	1,049	2,392	(56%)
99.5%	Uni-Asia Capital (Japan) Ltd. <i>Investment & Asset Management of Properties in</i>	Revenue	1,815	1,901	(5%)	2,233	3,741	(40%)
		Net Profit / (Loss)	1,288	519	148%	1,250	832	50%
100%	Uni-Asia Hotels Ltd. <i>Hotel Operation in Japan</i>	Revenue	8,509	9,591	(11%)	17,056	20,479	(17%)
		Net Profit / (Loss)	(20)	429	(105%)	(196)	297	(166%)
Group Total		Revenue	16,714	16,302	3%	33,063	36,553	(10%)
		Net Profit / (Loss)	1,516	338	349%	2,708	3,074	(12%)

NON-CONSOLIDATED UNI-ASIA

Returns from distressed debt investments boosted 1H2014 turnover.

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2014	2013	Change	2014	2013	Change
Turnover	2,642	1,439	1,203	5,786	4,282	1,504
Fee Income	2,236	1,519	717	3,406	4,583	(1,177)
Investment Returns	38	(502)	540	1,637	(1,153)	2,790
Interest Income	234	304	(70)	486	628	(142)
Other Income	134	118	16	257	224	33
Expenses	(2,355)	(2,267)	88	(4,816)	(4,557)	259
Profit/ (Loss) from Operation	287	(828)	1,115	970	(275)	1,245
Finance costs	(49)	(85)	(36)	(104)	(155)	(51)
Profit/ (Loss) before Tax	238	(913)	1,151	866	(430)	1,296
Profit/ (Loss) after Tax	(19)	(926)	907	601	(459)	1,060

The numbers above are before consolidation adjustment.

1H2014's charter income increases.

Uni-Asia Shipping's operating profit increases when compared to 1H2013's results without the one-off FX hedging gain of US\$1.7 million.

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2014	2013	Change	2014	2013	Change
Turnover	4,282	3,961	321	9,013	9,163	(150)
Fee Income (Charter Income)	4,390	3,619	771	9,016	7,081	1,935
Investment Returns	(131)	306	(437)	(52)	2,023	(2,075)
Interest Income	1	2	(1)	4	3	1
Other Income	22	34	(12)	45	56	(11)
Expenses	(3,509)	(3,259)	250	(6,915)	(5,971)	944
Profit/ (Loss) from Operation	773	702	71	2,098	3,192	(1,094)
Finance costs	(508)	(391)	117	(1,049)	(800)	249
Profit/ (Loss) before Tax	265	311	(46)	1,049	2,392	(1,343)
Profit/ (Loss) after Tax	265	311	(46)	1,049	2,392	(1,343)

The numbers above are before consolidation adjustment.

Investment returns from investments increased UACJ's profit to USD1.25 million

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2014	2013	Change	2014	2013	Change
Turnover	1,815	1,901	(86)	2,233	3,741	(1,508)
Fee Income	357	581	(224)	670	1,305	(635)
Hotel Income	-	847	(847)	-	1,787	(1,787)
Investment Returns	1,457	473	984	1,561	644	917
Interest Income	-	-	-	1	1	-
Other Income	1	-	1	1	4	(3)
Expenses	(479)	(1,163)	(684)	(923)	(2,410)	(1,487)
Profit/ (Loss) from Operation	1,336	738	598	1,310	1,331	(21)
Finance costs	(47)	(217)	(170)	(53)	(493)	(440)
Profit/ (Loss) before Tax	1,289	521	768	1,257	838	419
Profit/ (Loss) after Tax	1,288	519	769	1,250	832	418

The numbers above are before consolidation adjustment.

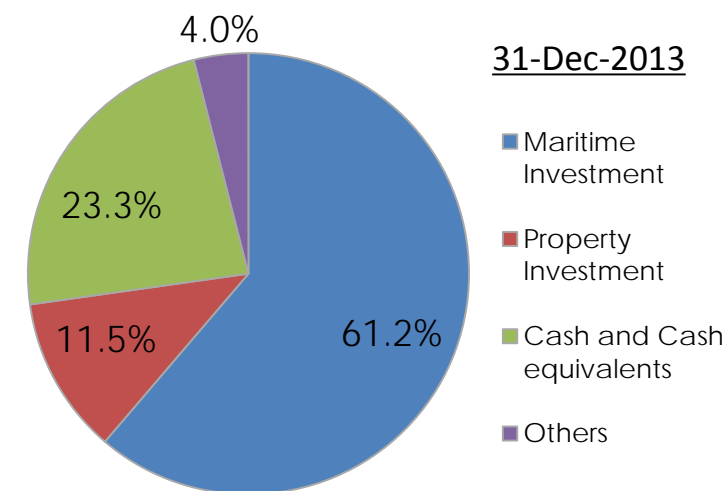
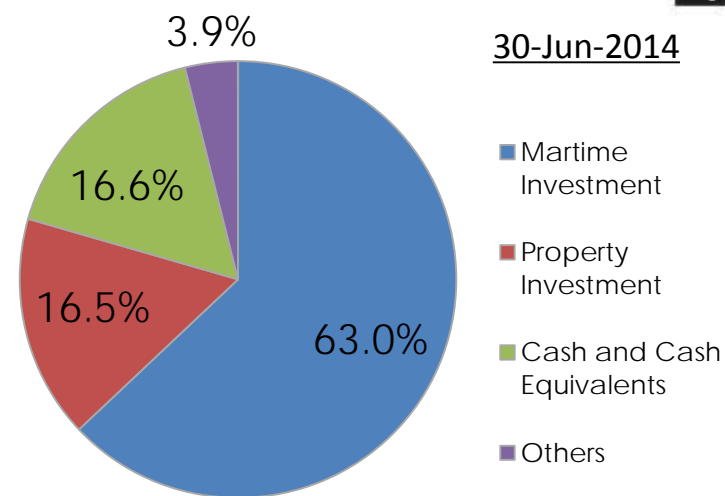
Lower revenue due to reduced hotels under operations.

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2014	2013	Change	2014	2013	Change
Turnover	8,509	9,591	(1,082)	17,056	20,479	(3,423)
Hotel Income	8,440	9,113	(673)	16,838	19,900	(3,062)
Other Income	69	478	(409)	218	579	(361)
Expenses	(8,495)	(9,125)	(630)	(17,203)	(20,113)	(2,910)
Profit / (Loss) from Operation	14	466	(452)	(147)	366	(513)
Finance costs	(7)	(9)	(2)	(14)	(18)	(4)
Profit/ (Loss) before Tax	7	457	(450)	(161)	348	(509)
Profit / (Loss) after Tax	(20)	429	(449)	(196)	297	(493)
Occupancy Rate	81.8%	81.0%	0.8%	81.8%	80.7%	1.1%
No. of hotels operated	9 ⁽¹⁾	10		9 ⁽¹⁾	10	

⁽¹⁾ Excluding Hotel Vista Grande Osaka which was changed to Brand License
The numbers above are before consolidation adjustment.

GROUP ASSET ALLOCATION

(US\$'mil)	<u>30-Jun-14</u>	<u>31-Dec-13</u>
Maritime Investment	153.4	144.6
Non-current assets		
Investments	26.1	25.4
Deposits for purchase of vessels	16.3	6.9
Loan to vessels owning companies	5.1	6.5
Property, Plant and Equipment (Vessel related)	102.0	103.7
Current assets		
Loan to vessels owning companies	3.9	2.1
Property Investment in Hong Kong and China	19.4	8.5
Non-current assets		
Investment property	4.6	6.3
Investment in joint investment company	14.8	2.2
Property Investment in Japan	20.8	18.7
Non-current assets		
Investment property	5.2	3.7
Investments	5.3	3.6
Loan to SPCs	1.0	2.3
Property, Plant and Equipment (Hotel)	7.8	7.6
Current assets		
Investment	1.5	1.5
Cash and Cash equivalents (Free Cash)	34.3	47.5
Deposit pledged as collateral	6.2	7.4
Others	9.5	9.4
Total	243.6	236.1





BUSINESS DEVELOPMENT



UNI-ASIA
HOLDINGS LIMITED
Registration No. CR-72229

Ship Owning Portfolio

- On 31 July 2014, the 6th vessel owned by Uni-Asia Shipping was delivered and chartered out.
- Following this delivery, 6 out of 9 ships under Uni-Asia Shipping are seaborne and contributing to the Group's charter income.



Hong Kong Property Business

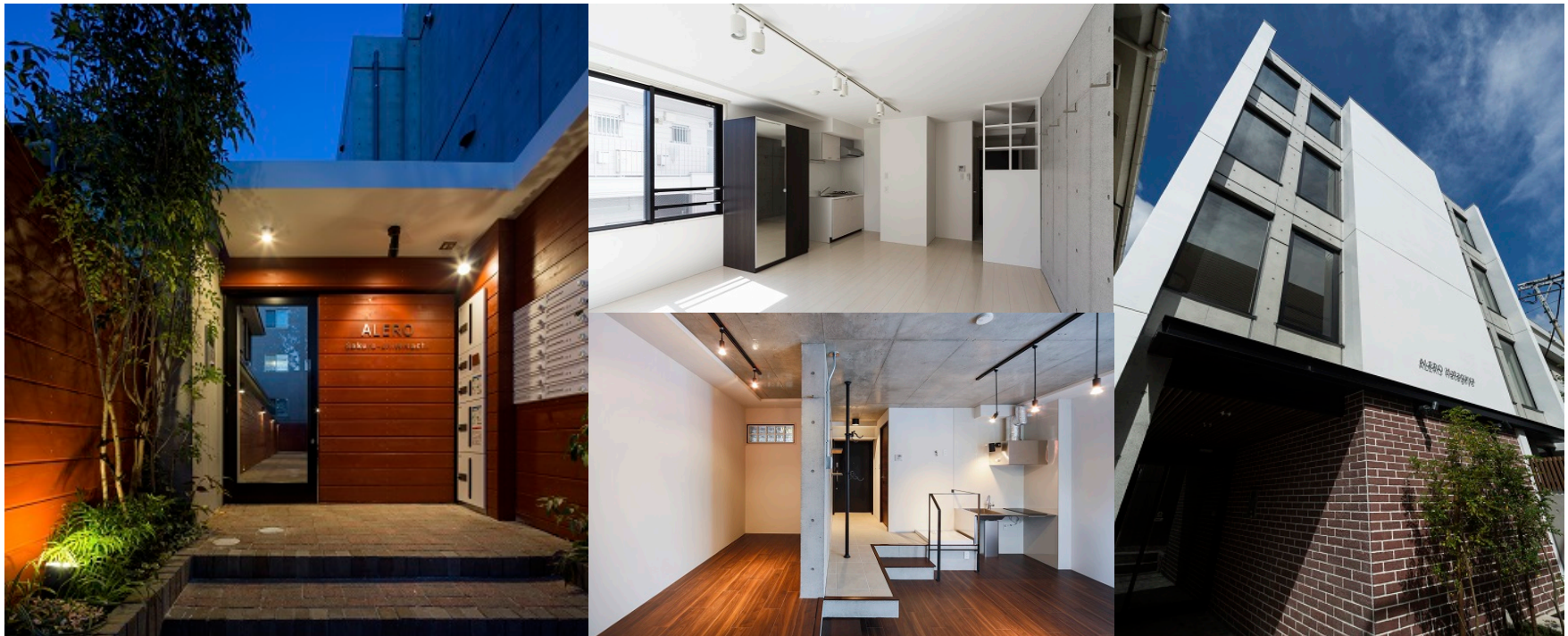
- The Group's 2nd Hong Kong property redevelopment project, in which the Group's proportionate share is around 13.3% or HKD80.0 million (around USD10.4 million), is progressing as scheduled.
- The property redevelopment project is located at 650 Cheung Sha Wan Road in Hong Kong.
- The land will be developed into a commercial office building to be completed by 2017.



Current building on the land before demolition

Small Residential Property Business in Japan

- The Group continues to expand small residential projects in Tokyo, with 1 project sold this year, 3 projects completed and looking for buyers, 2 projects under construction and a few pipeline deals.

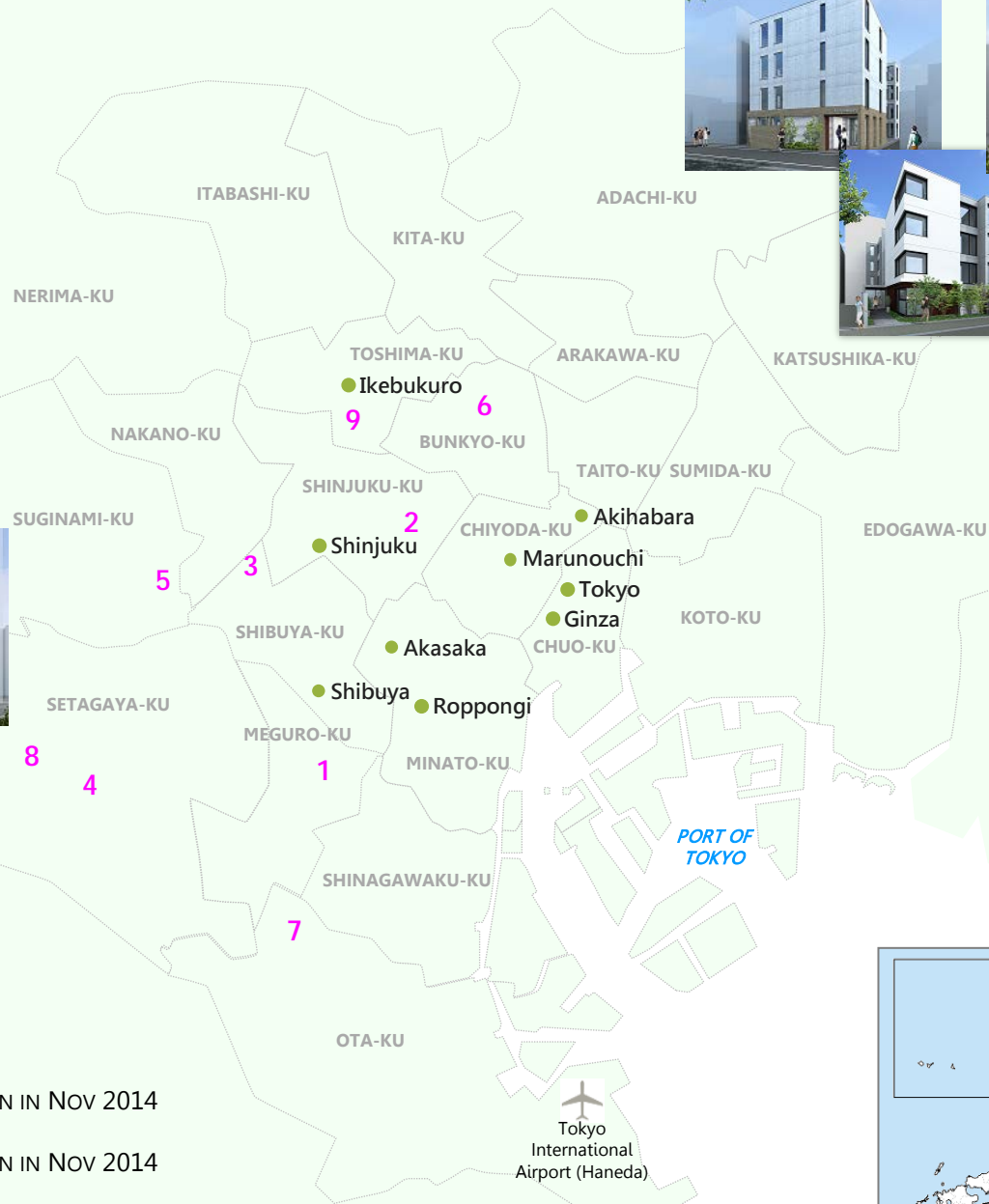


SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN

- 1 SHIMOMEGURO PROJECT
COMPLETED IN SEP 2012
- 2 AKEBONOBASHI PROJECT
COMPLETED IN MAR 2013
- 3 HATAGAYA PROJECT
COMPLETED IN JUN 2013
- 4 SAKURASHINMACHI PROJECT
COMPLETED IN OCT 2013
- 5 HONANCHO PROJECT
COMPLETED IN JAN 2014
- 6 SENGOKU PROJECT
COMPLETED IN MAR 2014



- 7 OOKAYAMA PROJECT
COMPLETED IN JUL 2014
- 8 CHITOSEFUNABASHI PROJECT
SCHEDULED FOR COMPLETION IN NOV 2014
- 9 MEJIRO PROJECT
SCHEDULED FOR COMPLETION IN NOV 2014



Narita International Airport
60 km →



List of hotels we operate / grant brand license to

	Hotel	Location	Ownership	Number of Rooms	Business Type ⁽¹⁾	Opening/Acquisition	Original Opening	Major Customers
1	Hotel Vista Sapporo Nakajima Kohen	Sapporo, Hokkaido	Corporate Ownership	113	Lease	December-06	-	Business traveller
2	Hotel Vista Kamata Tokyo	Kamata, Tokyo	J-REIT	105	Lease	June-06	May-91	Business traveller
3	Hotel Vista Atsugi	Atsugi, Kanagawa	Corporate Ownership	165	Lease	September-07	-	Business traveller
4	Hotel Vista Ebina	Ebina, Kanagawa	Private Fund	176	Lease	October-08	-	Business traveller
5	Hotel Vista Shimizu	Shimizu, Shizuoka	Private Fund	152	Lease	March-07	-	Business traveller
6	Hotel Vista Premio Kyoto	Kyoto, Kyoto	Corporate Ownership	84	Lease	December-13	April-11	Tourist
7	Hotel Vista Premio Dojima	Dojima, Osaka	Private Fund	141	Operation	August-07	August-90	Business traveller
8	Hotel Vista Grande Osaka	Soemoncho, Osaka	Private Fund	304	Brand license	November-08	-	Tourist
9	Hotel Vista Kumamoto Airport	Kumamoto, Kumamoto	Uni-Asia Capital (Japan)	139	Own/operation	January-08	-	Business traveller
10	Hotel JAL City Naha	Naha, Okinawa	J-REIT	304	Lease	October-11	June-06	Tourist
	Total			1,683				

Note

1) Business Type

Lease: Our hotel operating subsidiary leases-in a hotel from an owner and operates.

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

Brand license: "Hotel Vista" name been licensed to an operator.



Location of Hotels



Growth Drivers for Uni-Asia Holdings Limited

Uni-Asia Shipping

- Expand fleet of vessels to enhance recurrent chartering income

Non-consolidated Uni-Asia

- 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 property development projects in Hong Kong

Uni-Asia Capital (Japan)

- Manage small residential property 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



UNI-ASIA
HOLDINGS LIMITED
Registration No. CR-72229

THANK YOU