

**UNI-ASIA FINANCE CORPORATION (THE “COMPANY”)**  
Company Registration No. CR-72229  
(Incorporated in the Cayman Islands with limited liability on 17 March 1997)

**INFORMATION ON MATERIAL LITIGATION**

The Directors of the Uni-Asia Finance Corporation (the “**Company**”) wish to inform Shareholders that the Company’s subsidiary, Capital Advisers Co., Ltd (“**CA**”), has been served a complaint dated 14th November 2008 to the Tokyo District Court by Kabushikikaisha Land (“**Land**”) in relation to a sale and purchase agreement dated 13th July 2007 (“**Sale and Purchase Agreement**”), pursuant to which CA had agreed to purchase from Land the trust beneficial right of a hotel in Maejima, Okinawa prefecture, Japan upon its completion. The complaint requests monetary damages from CA to Land as a result of the cancellation of the Sale and Purchase Agreement by CA, amounting to JPY 294 million which is 20% of the purchase price of JPY1,470 million under the Sale and Purchase Agreement and certain other related costs.

In UAF’s and CA’s view, the complaint by Land is baseless as CA had cancelled the Sale and Purchase Agreement in accordance with the provisions of the Sale and Purchase Agreement.

In this relation, another complaint was filed against CA with the Tokyo District Court by Kabushikikaisha Trek (“**Trek**”) in relation to a real estate brokerage agreement (“**Brokerage Agreement**”) to request the brokerage commission to be paid by CA in relation to the purchase of the hotel under the Sale and Purchase Agreement, amounting to JPY10.5 million and certain other related costs.

In the Company’s and CA’s view, the complaint by Trek is baseless as the Sale and Purchase Agreement had been cancelled and no sale and purchase had materialized.

CA has instructed its legal solicitors in Japan, Tanaka Law Office, to vigorously defend CA from the above complaints.

The Company will announce further updates on the matter as and when they arise, as appropriate taking into consideration any need to preserve the strategic legal position of CA in defending these complaints.

For and on behalf of  
Uni-Asia Finance Corporation

28 November 2008

*The initial public offering of shares of Uni-Asia Finance Corporation (the “Offering”) commenced on 8 August 2007 and closed on 15 August 2007. In the Offering, DBS Bank Ltd was the Manager, Underwriter and Placement Agent.*