



UNI-ASIA
FINANCE CORPORATION

Registration No. CR-72229

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

Annual General Meeting Presentation

26 April 2011



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 there from.

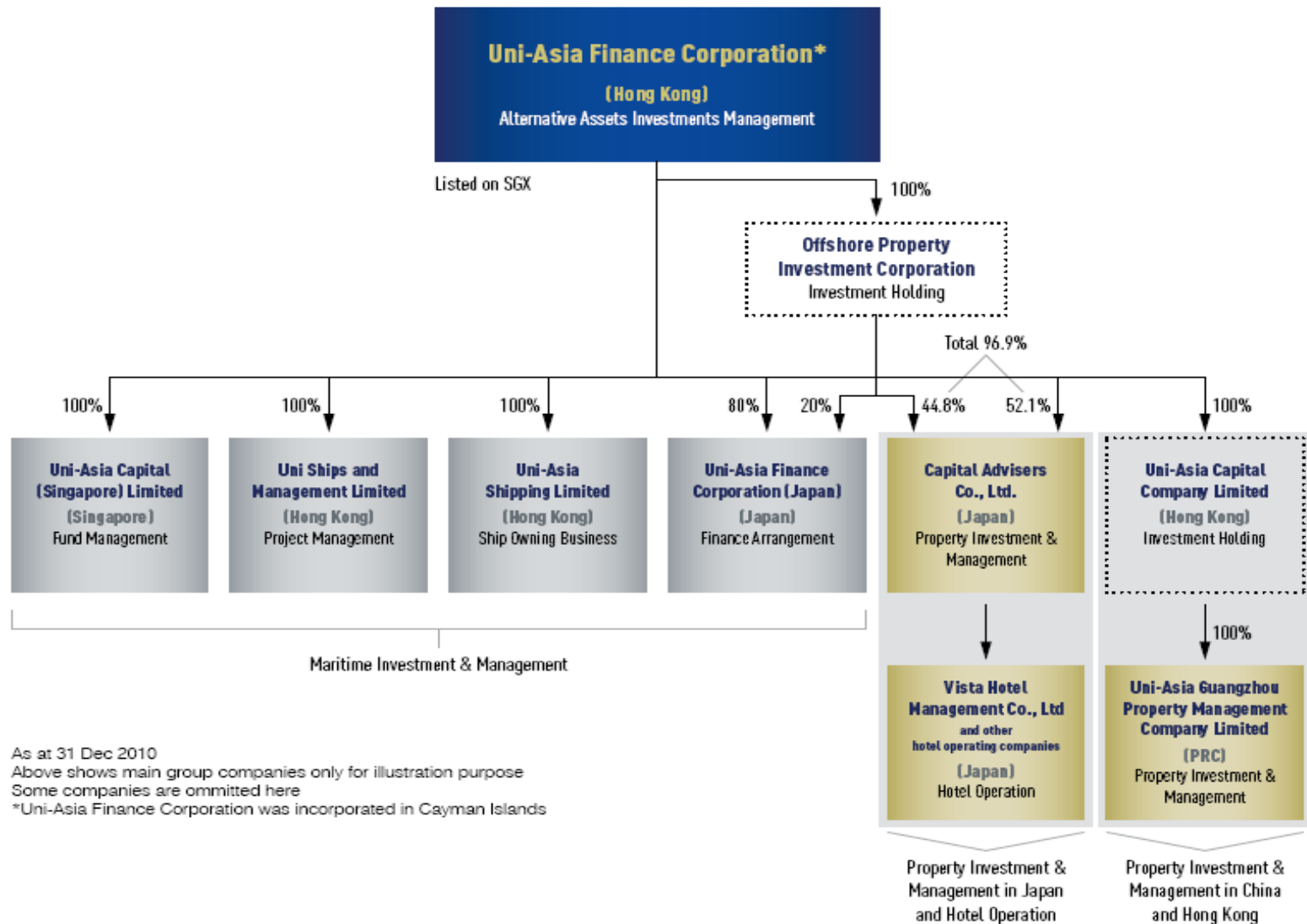
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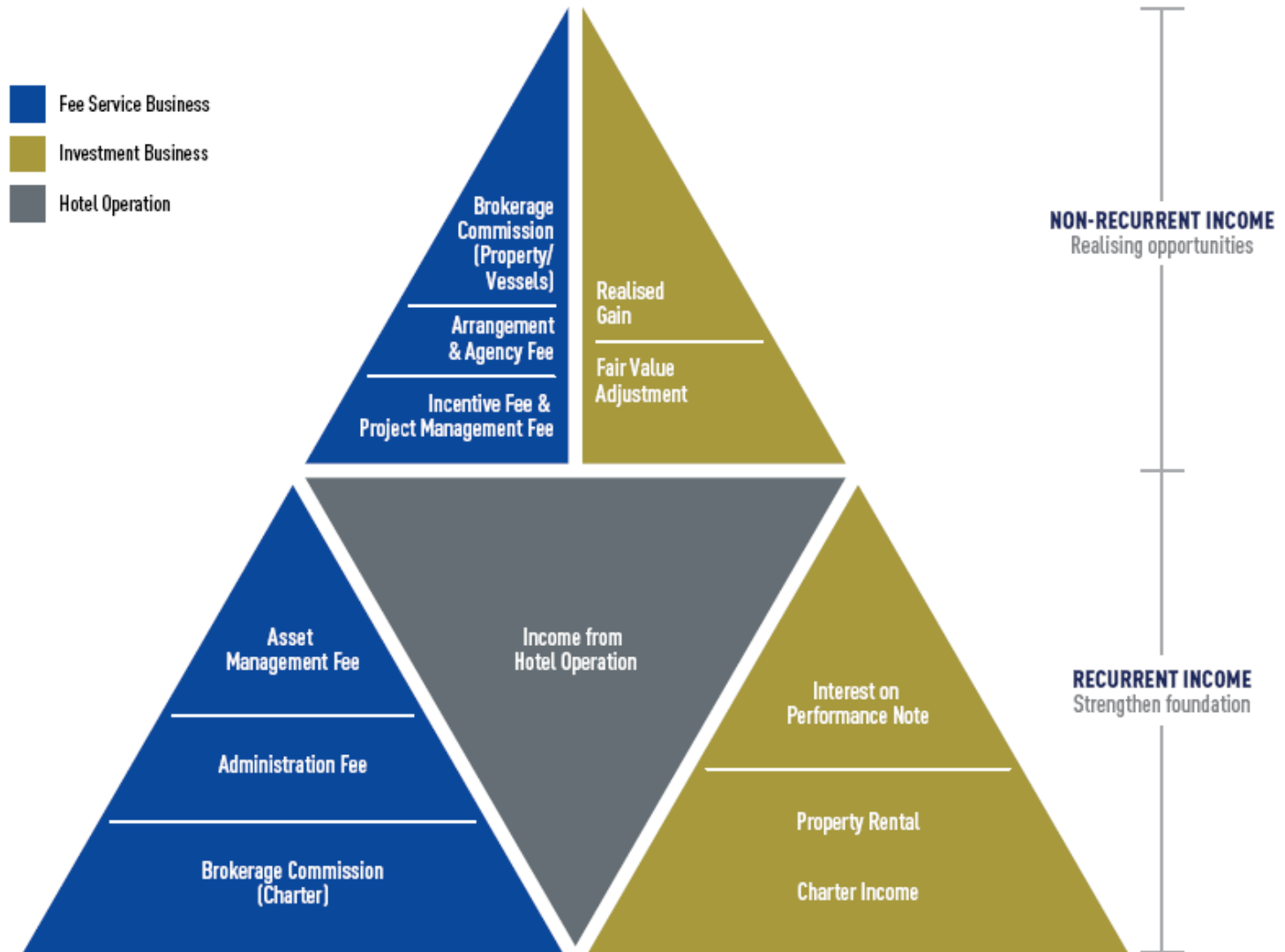
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Group Organisation



Income Structure



Financial Results FY 2010

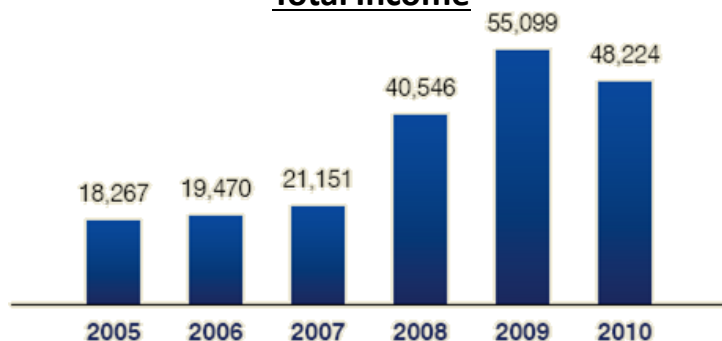
Financial Highlights

Income Statement

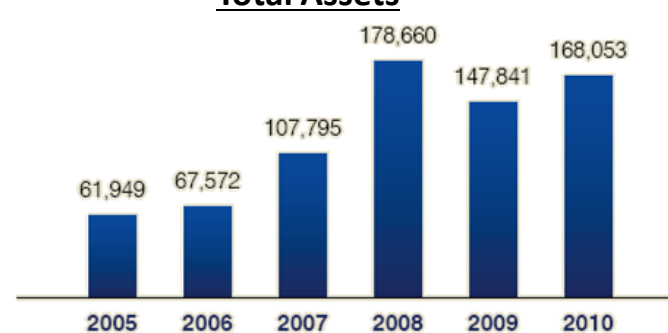
US\$'mil	12 Months		
	FY10	FY09	% Change
Total Income	48.2	55.1	(12)
Total Expenses	43.2	60.4	(28)
Operating Profit / (Loss)	5.0	(5.3)	N.M.
Profit / (Loss) for the Period	2.3	(15.7)	N.M.
Earnings per Share (US Cents)	0.77	(5.16)	--

Financial Highlights

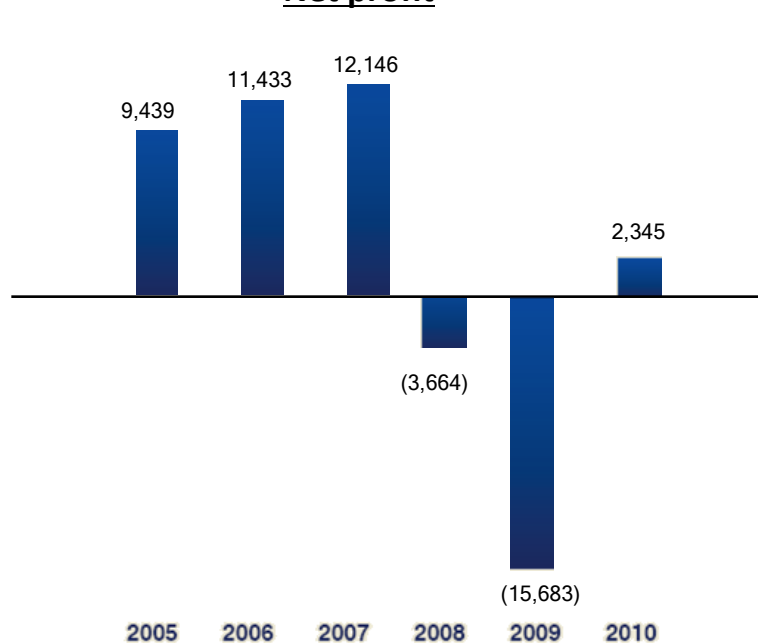
Total Income



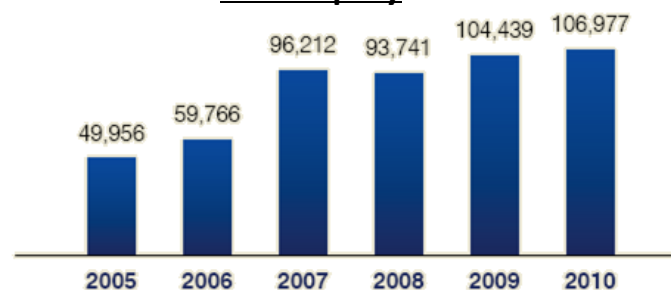
Total Assets



Net profit



Total Equity

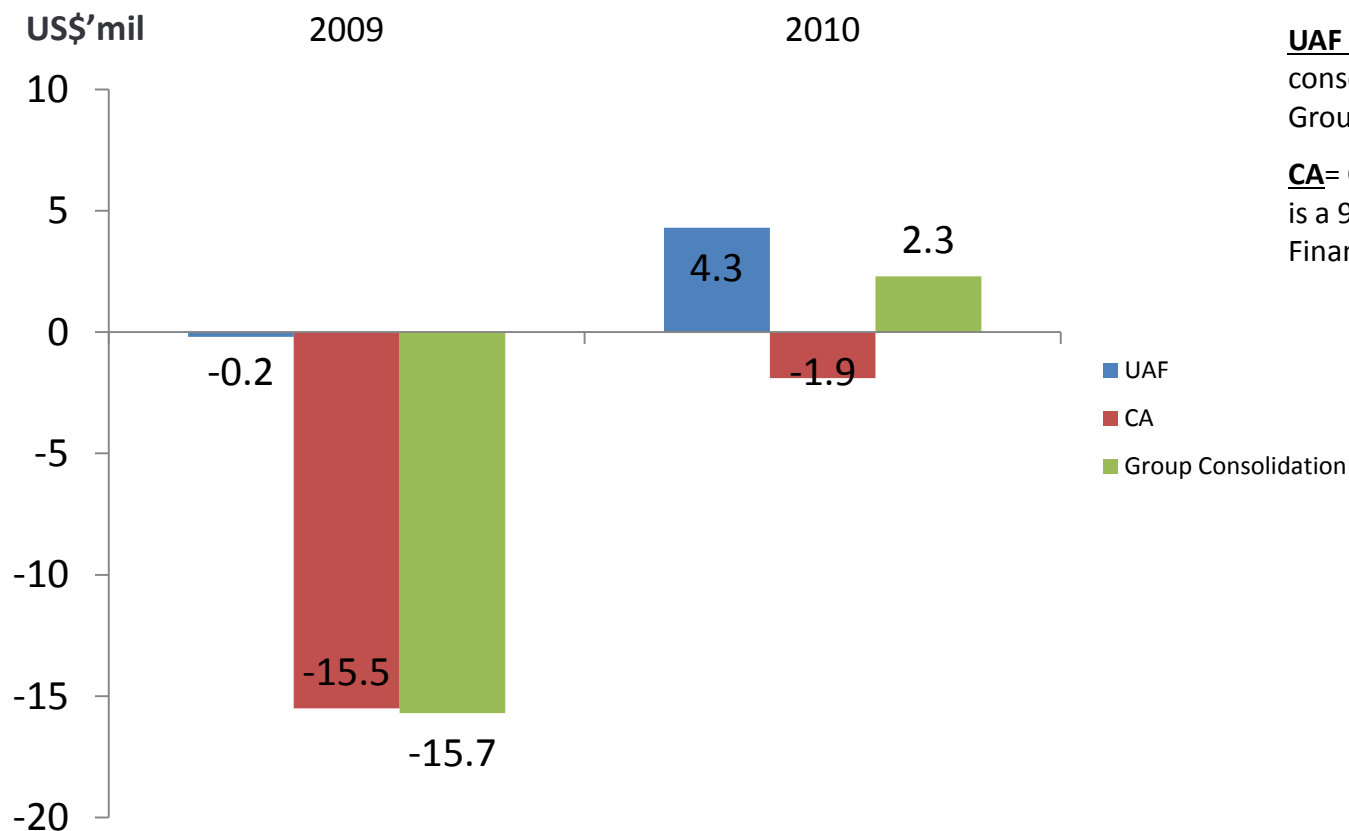


Other key statistics

	2009	2010
No of shares*	313,195,200	313,195,200
Earnings/(loss) per share (US cent)	(5.16)	0.77
Net asset value per share (US\$)*	0.33	0.34

Financial Highlights

Breakdown of net profit/ (loss) by UAF and CA



UAF = Uni-Asia Finance before consolidation with Capital Advisers Group

CA = Capital Advisers Group, which is a 96.9% subsidiary of Uni-Asia Finance

Note: Net profit of UAF 2009 is adjusted by reflecting consolidation adjustments, including the elimination of the fair value adjustment loss of US\$ 13.2 M on its investment in Capital Advisers, inter-company loan interest and others. UAF recorded a net loss of US\$ 13.1 M before consolidation with CA without such consolidation adjustments in 2009. Other figures in UAF and CA are before consolidation adjustments.

Financial Highlights

Income Statement – Contribution Breakdown

US\$'mil	FY10
Total Income	48.2
Operating Profit /(Loss)	5.0
Net Profit /(Loss)	2.3

US\$'mil	From UAF	From CA
Total income	8.7	40.1
Fee Income	5.0	4.8
Hotel Income	0.0	35.8
Investment Returns	1.1	(0.9)
Interest Income	1.1	0.0
Other Income	1.5	0.4
Operating Profit/(Loss)	4.6	1.0
Net Profit/(Loss)	4.3	(1.9)

UAF = Uni-Asia Finance Group before consolidation with Capital Advisers Group

CA= Capital Advisers Group, which is a 96.9% subsidiary of Uni-Asia Finance

All figures in "From UAF" and "From CA" are before consolidation adjustments.

Business Update

Vessel Portfolio

	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	28,300 DWT	2001	Kanda	█	█	█	█	█	█	█	█	█	█	█	█	MOL	TC	
8	Bulker	37,300 DWT	2011	Imabari													MOL	TC	
9	Bulker	29,200 DWT	2009	Y-Nakanishi													NYKGB	TC	
10	Container	4,300 TEU	2007	Hyundai Mipo													Evergreen	TC	
11	Container	4,300 TEU	2007	Hyundai Mipo													Evergreen	TC	
Investment in vessel through Uni-Asia Shipping																			
12	Bulker	29,000 DWT	2011	Y-Nakanishi													Pacific Basin	TC	
13	Bulker	29,100 DWT	2012	Y-Nakanishi													Not fixed yet	TC	
14*	Bulker	37,000 DWT	2013	Onomichi													Not fixed yet	TC	
15*	Bulker	28,709 DWT	2007	Shin-Kurushima													Not fixed yet	TC	

As of 15 March 2011. Including vessels majority/wholly owned by the Company.

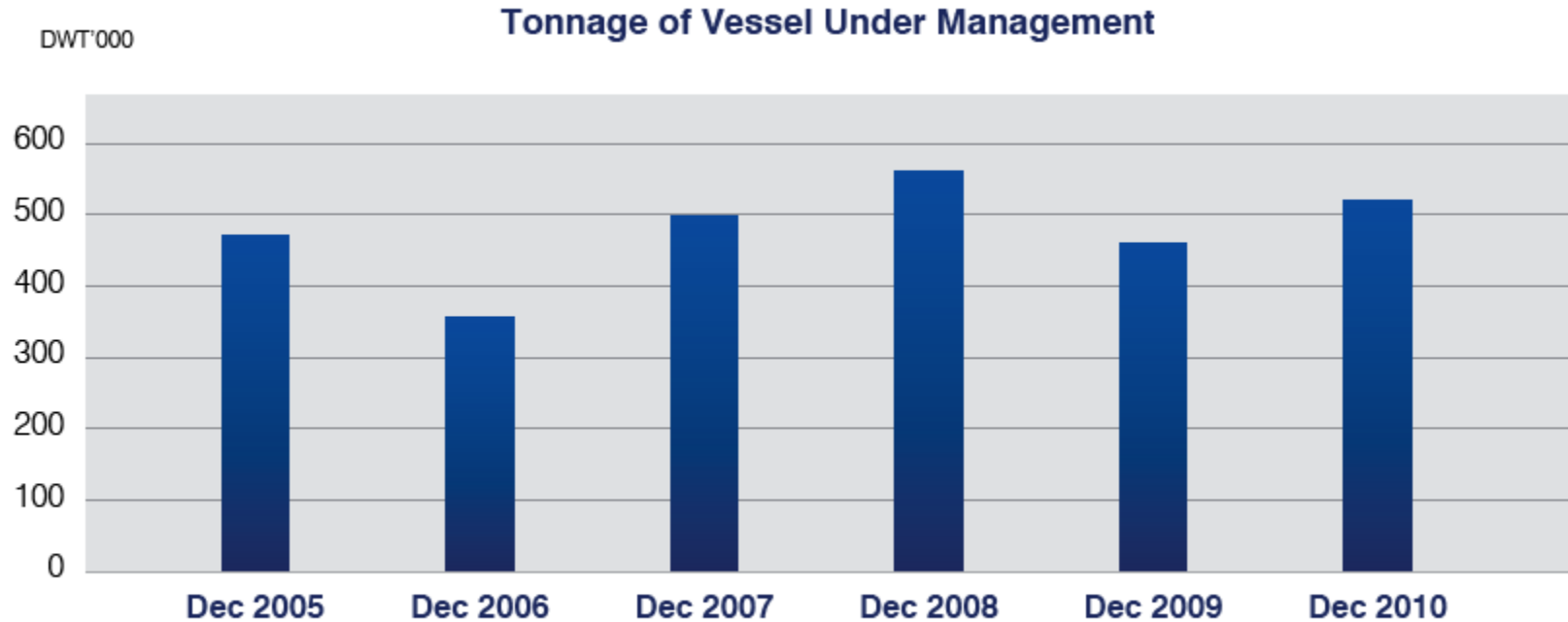
█ Before Delivery
█ Charter contract

TC = Time Charter
BBC = Bare Boat Charter

* No. 14 was acquired in January 2011

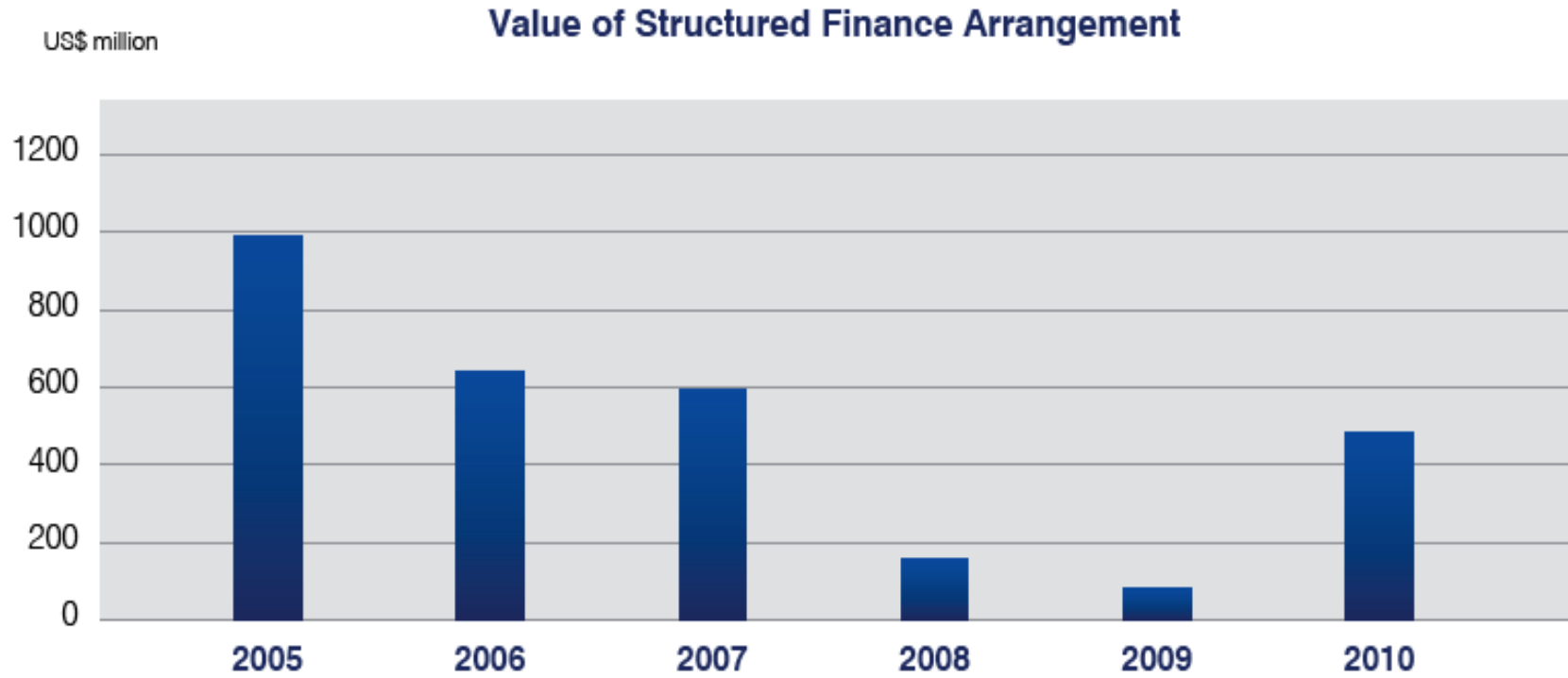
* No. 15 was acquired in March 2011

Tonnage of Vessel Under Management

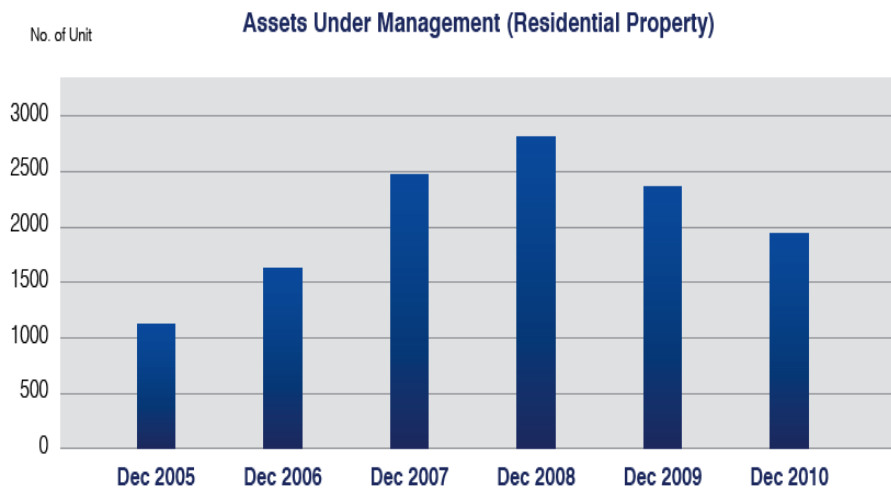


Note: Including vessels majority/wholly owned by the Company and vessels before delivery

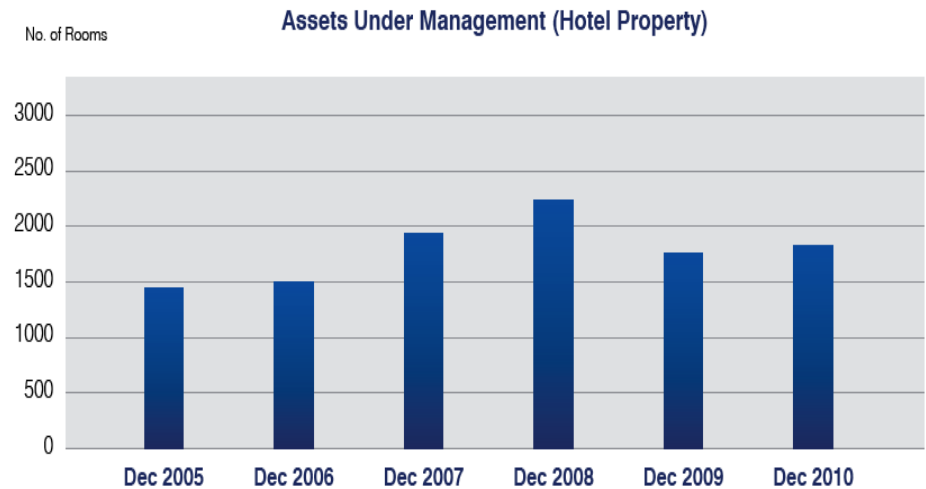
Value of Structured Finance Arrangement



Property Assets Under Management in Japan



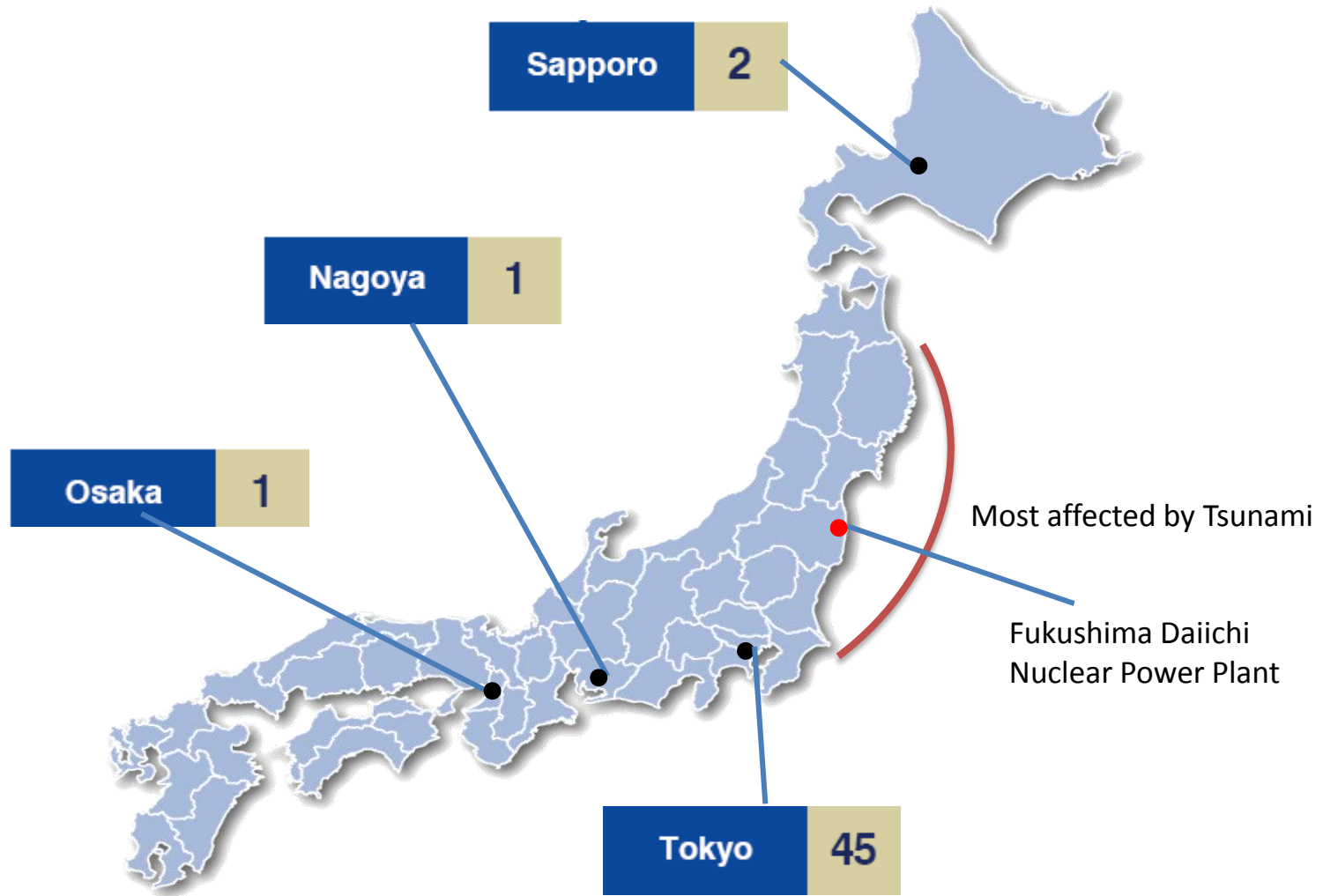
Note: Including Capital Advisers' own investment projects and properties under construction



Notes:

- 1) The number in Dec 2010 includes a building complex with hotel area
- 2) Above includes Capital Advisers' own investment projects and properties

Location of Residential Projects



Hong Kong Property Development Project



Original Property
(Industrial Building)



Current Situation
(Demolition completed)



Upon Completion
(1Q 2013)

Our Hotel Operation

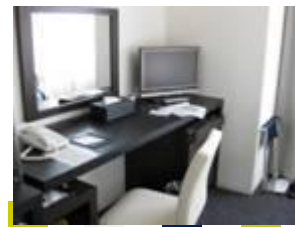
Hotel List Operated by Capital Advisers

	Hotel	Location	Ownership	Number of Rooms	Business Type*	Opening/Acquisition	Original Opening	Major Customers
1	Asakusa Vista Hotel	Asakusa, Tokyo	Trust in Australia	136	Lease	August-05	December-86	Tourist
2	Toyoko Vista Hotel	Toyoko, Tokyo	Private Fund	144	Operation	August-05	July-92	Business traveller
3	Hotel Vista Kamata	Kamata, Tokyo	J-REIT	106	Lease	June-06	May-91	Business traveller
4	Hotel Urbain Kamata Annex	Kamata, Tokyo	J-REIT	70	Lease	June-06	May-04	Business traveller
5	Hotel Vista Sapporo Nakajimakoen	Sapporo, Hokkaido	Corporate Ownership	113	Lease	December-06	-	Business traveller
6	Hotel Vista Shimizu	Shimizu, Shizuoka	Private Fund	152	Lease	March-07	-	Business traveller
7	Hotel Vista Premio Dojima	Dojima, Osaka	Private Fund	141	Operation	August-07	August-90	Business traveller
8	Hotel Vista Hashimoto	Hashimoto, Kanagawa	J-REIT	99	Lease	August-07	December-86	Business traveller
9	Hotel Vista Atsugi	Atsugi, Kanagawa	Private Fund	165	Operation	September-07	-	Business traveller
10	Hotel Vista Kumamoto Airport	Kumamoto, Kumamoto	Capital Advisers	139	Own/operation	January-08	-	Business traveller
11	Hotel Vista Ebina	Ebina, Kanagawa	Private Fund	176	Lease	October-08	-	Business traveller
12	Hotel Vista Grande Osaka	Soemoncho, Osaka	Private Fund	304	Lease	November-08	-	Tourist
13	Hotel Vista Kyoto	Kyoto, Kyoto	Private Fund	215	Operation	June-09	-	Tourist
	Total			1,960				

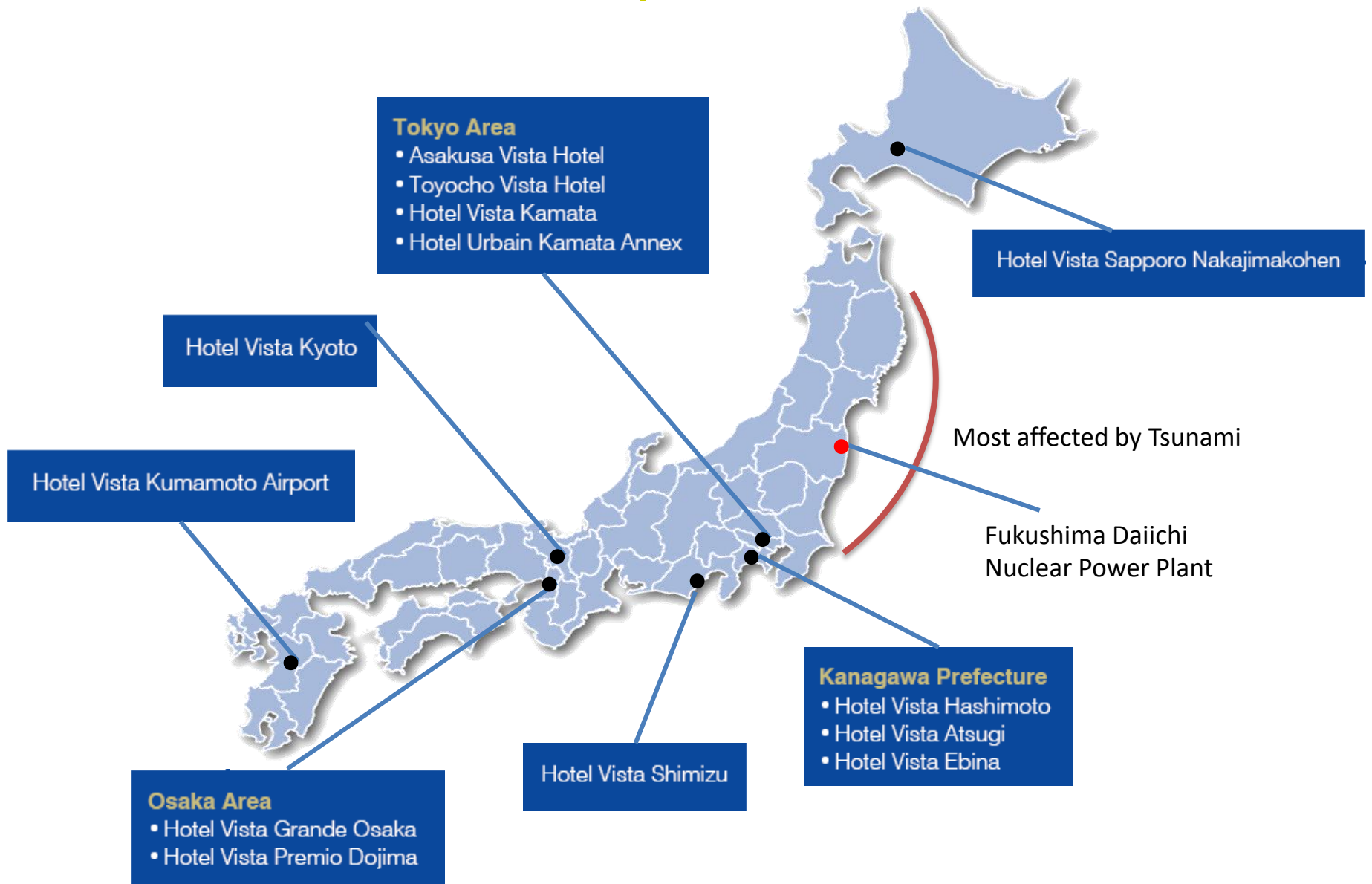
* Business Type

Lease: Capital Advisers Group lease-in the hotel from the owner and operates.

Operation: Capital Advisers Group operates the hotel under the operating contract.



Location of Hotels That We Operate



Our Strategic direction for 2011

- ⌘ **Enhancement of service function as an integrated ship related service provider to capture multiple incomes opportunities**
 - Finance Arrangement
 - Asset Management
 - Charter Brokerage
 - Ship Management
 - Sales- purchase Brokerage

- ⌘ **Enhancement of service function as an integrated property related service provider**
 - Finance Arrangement
 - Asset Management / Administration Service
 - Property Brokerage
 - Hotel Operation

- ⌘ **Seeking & realising new business opportunities to further strengthen our income base**
 - Explore new opportunities in both maritime and property investment by leveraging on the Group's wide business network



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Thank You

