



UNI-ASIA
FINANCE CORPORATION

Registration No. CR-72229

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



Annual General Meeting Presentation

27 April 2012

Your Trusted Partner in Alternative Investments

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.

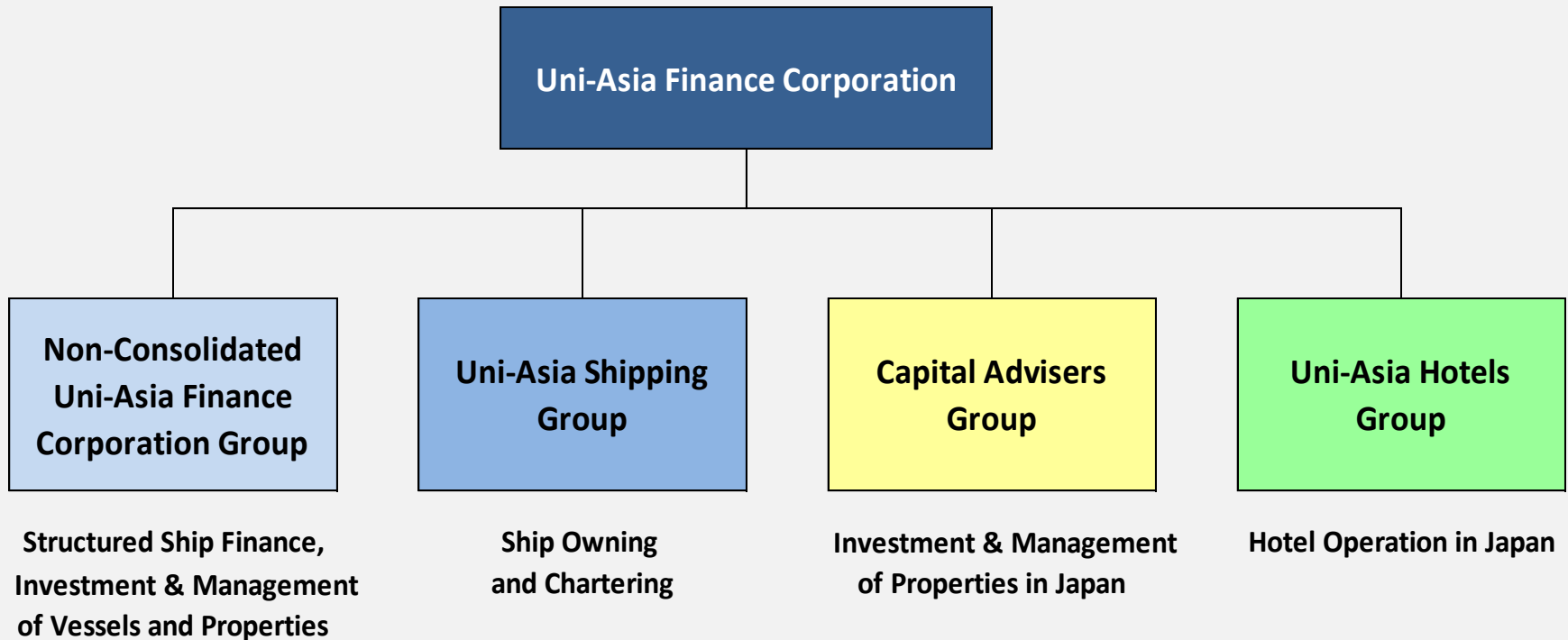
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Group's Business Segment for Income and Profit Breakdown



Financial Results FY 2011

Group Financial Highlights – Income Statement

US\$ '000	Year ended 31 December		
	2011	2010	% Change
Total Income	57,895	48,224	20%
Total Expenses	(54,528)	(43,222)	26%
Net FX (Loss) / Gain	(1,009)	2,498	(140%)
Operating Profit	3,367	5,002	(33%)
Profit for the Year	1,379	2,345	(41%)
Earnings per Share (US cents)	0.35	0.77	(55%)

Group Financial Highlights-Balance Sheet

US\$' mil	31-Dec-11	31-Dec-10	Inc / (Dec)
Total Assets	249.8	168.1	81.7
Total Liabilities	116.4	61.1	55.3
Total Equity	133.4	107.0	26.4
Total Debt	99.7 ¹	48.9	50.8
Total Cash	69.9 ²	49.3	20.6
(Net Debt) / Net Cash	(29.8)	0.4	(30.2)
Total Debt / Total Equity (Gearing)	0.75	0.46	0.29
NAV per share (US\$)	0.28	0.34	(0.06)

1 Total Debt includes the following borrowings.

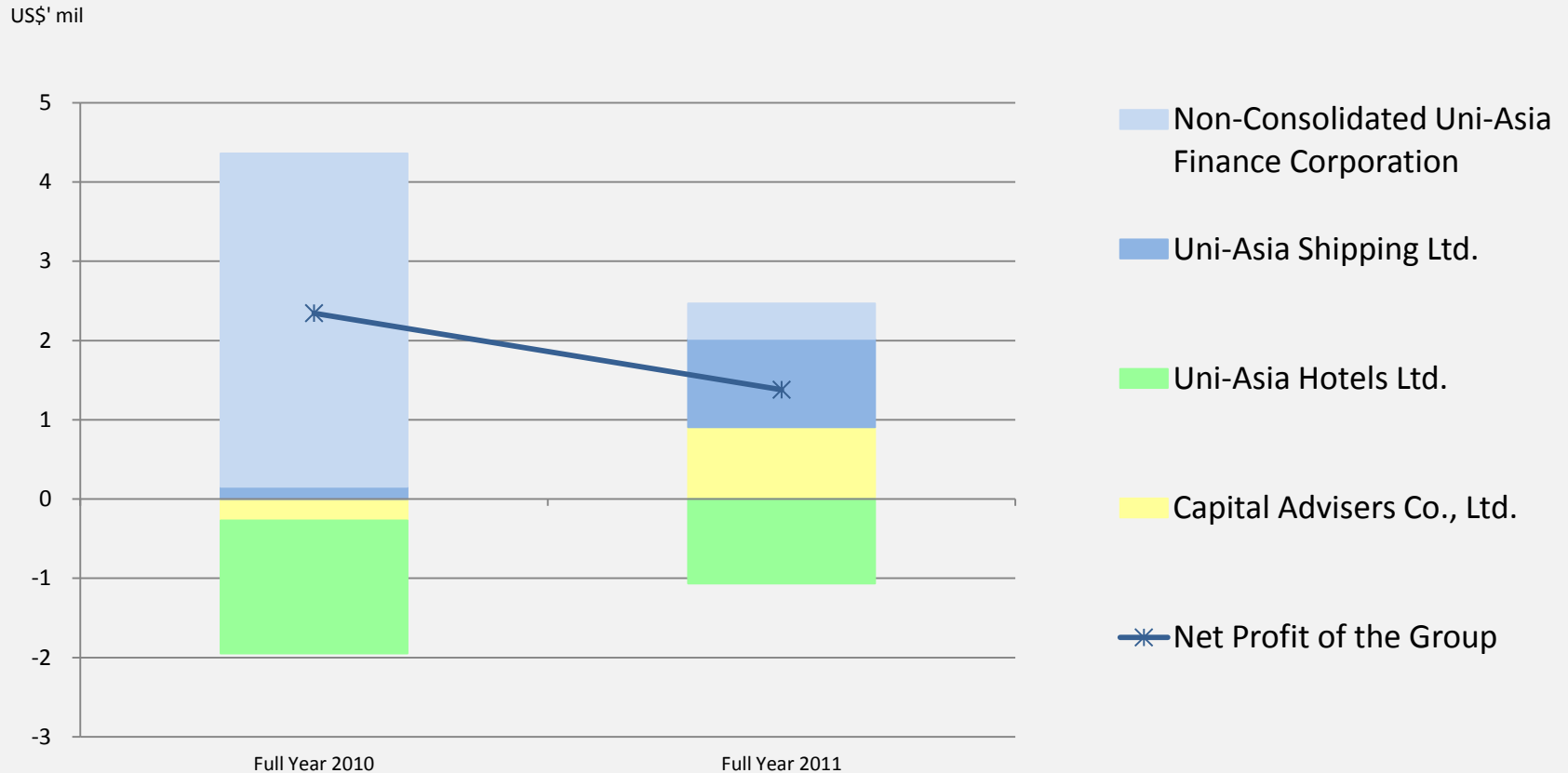
- US\$13.9 mil non-recourse borrowing for the hotel project.
- US\$14.8 mil borrowing secured by the pledged deposits.

2 Total Cash includes US\$18.7 mil deposits pledged as collateral.

Group Financial Highlights – Cash Flow

US\$'000	Year ended 31 December	
	2011	2010
Cash and Cash equivalents at beginning of the year	26,528	53,318
Cash flow/ (Outflow)		
Operating Activities	1,877	291
Investing Activities	(48,270)	(36,591)
Financing Activities	70,957	6,763
Net proceeds from rights issue	25,643	0
Net amount of new borrowings	48,305	7,463
Effects of exchange rate changes	72	2,747
Cash and cash equivalents at the end of the period	51,164	26,528

Group Net Profit Breakdown

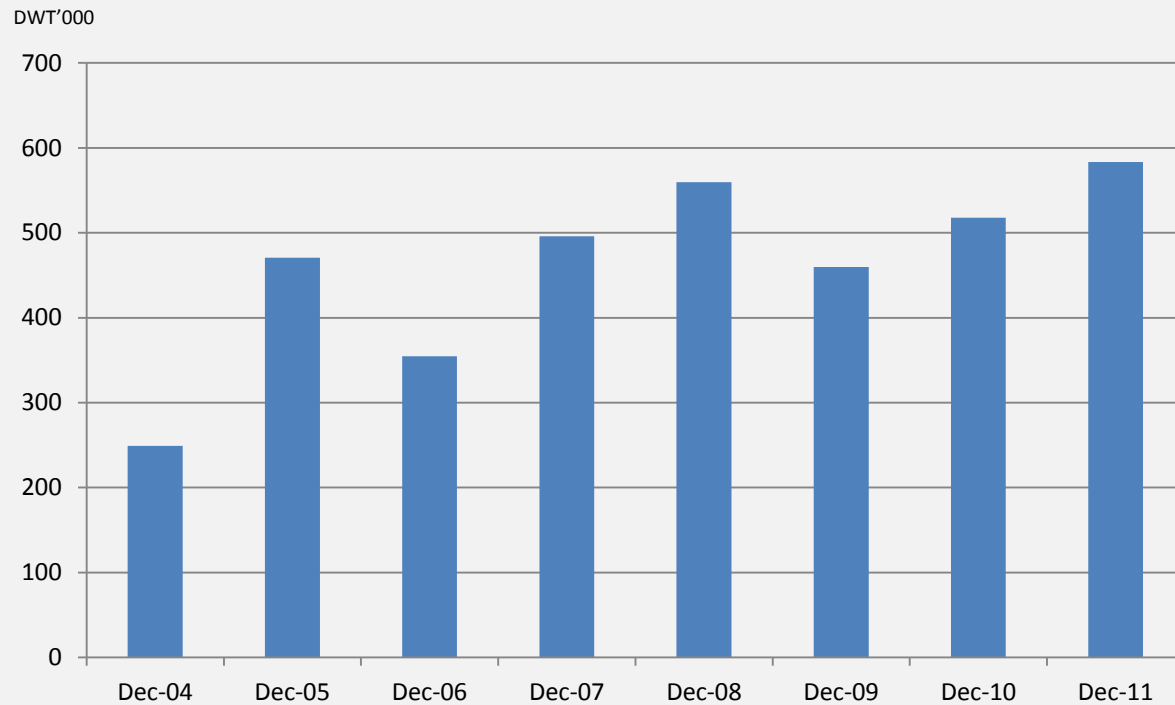


The numbers for Capital Advisers in 2010 were reclassified into two business segment including investment / asset management of properties and hotel operation in Japan for illustration purpose.

Business Update

Tonnage of Vessel Under Management

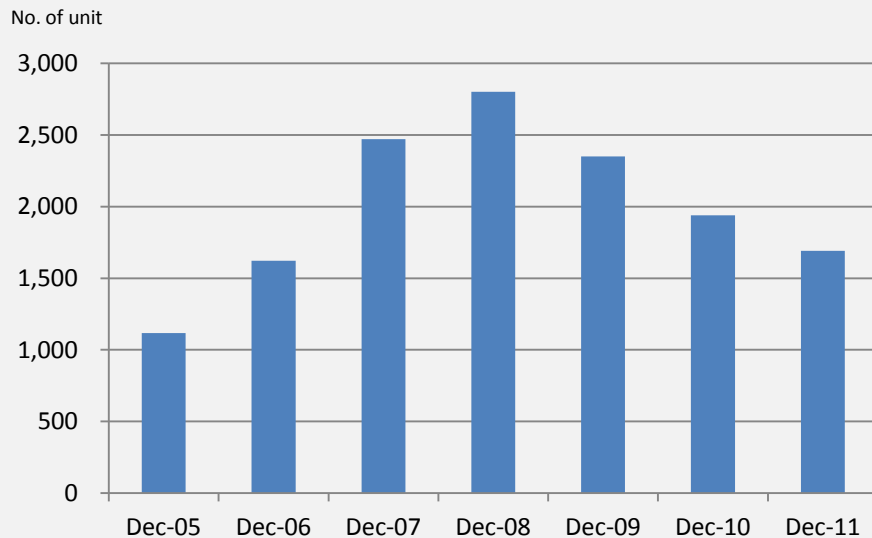
Tonnage of vessel under management



Above includes vessels owned by Uni-Asia Shipping and vessels under construction

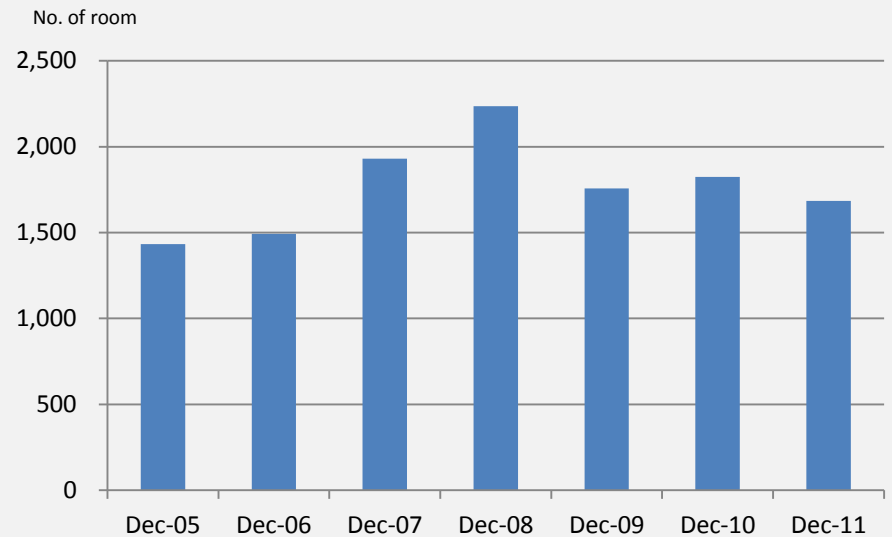
Properties Under Management in Japan

Assets under Management (Residential Property)



Above includes properties owned by the Group and properties under construction.

Assets under Management (Hotel Property)



Above includes properties owned by the Group and properties under construction. The numbers in December 2010 and December 2011 include a building complex with hotel area.

Location of hotels that we operate

Location of Hotels That We Operate



Hotel JAL City Naha- newly added to our hotel operation list



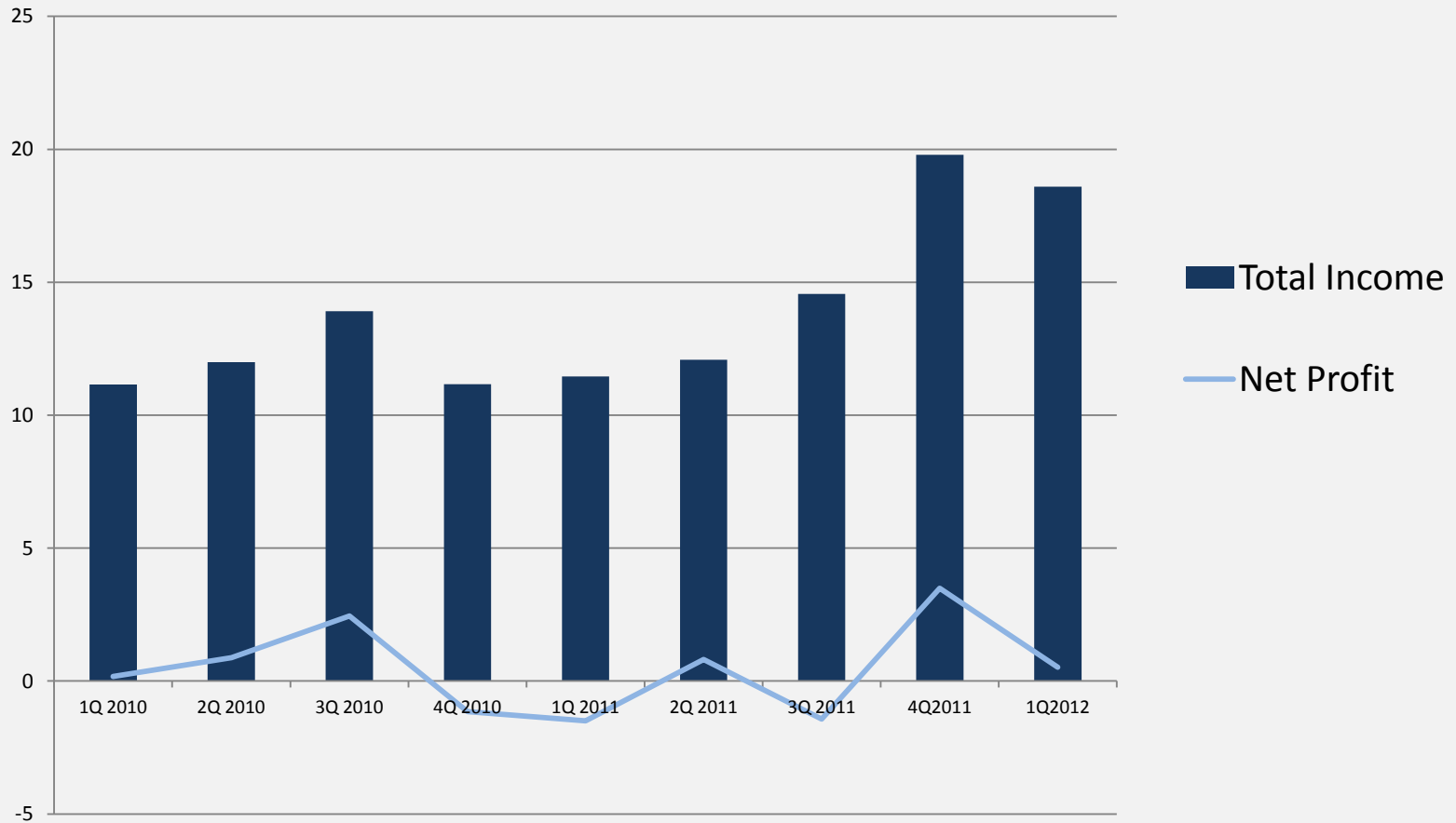
Quick Review on 1QFY 2012 Results (announced on 26 April 2012)

Group Financial Highlights – Income Statement

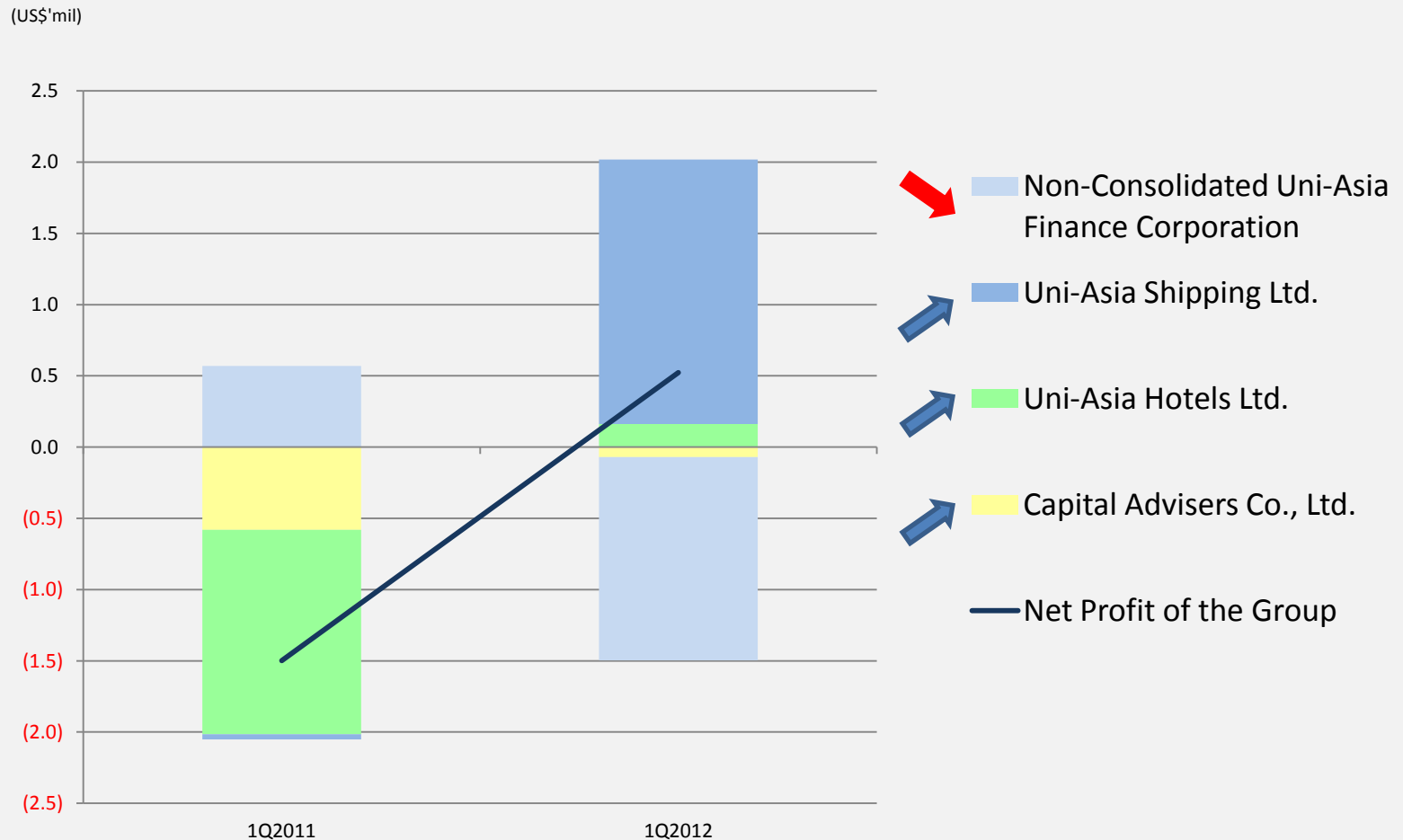
(US\$'000)	<u>1st Quarter</u>		
	<u>2012</u>	<u>2011</u>	<u>% Change</u>
Total Income	18,596	11,459	62%
Total Expenses	(17,480)	(12,631)	38%
Net FX Gain	994	4	N/M
Operating Profit / (Loss)	1,116	(1,172)	195%
Profit / (Loss) for the Period	523	(1,498)	135%
Earnings / (Loss) per Share (US Cents)	0.10	(0.46)	122%

Quarterly Income and Net Profit of the Group

US\$'mil



Net Profit Breakdown by Segment



The numbers for Capital Advisers in 1Q2011 were reclassified into two business segment including investment / asset management of properties and hotel operation in Japan for illustration purpose.

Our Strategic Direction for 2012

- **Non-Consolidated Uni-Asia Finance Corporation**
(Investment /management of vessels and properties, structured ship finance)
 - Increase fee income by business promotion as an integrated ship investment related services provider
 - Seek for & materialise new property investment & development opportunities in Japan/ Hong Kong/ China
- **Uni-Asia Shipping Group (Ship owning & chartering)**
 - Focus on handysize bulk carrier and expand vessel portfolio at competitive price
- **Capital Advisers Group (Investment / management of properties in Japan)**
 - Concentrate and enhance our integrated services provider function so as to increase fee income
- **Uni-Asia Hotels Group (Hotel Operation)**
 - Improve hotel lease payment terms
 - Obtain new hotel operation contracts.



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Thank You

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