



2Q2015 RESULTS PRESENTATION

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 Lim Kai Ching

limkaiching@uni-asia.com.sg

Tel: (65) 6438 1800

TABLE OF CONTENTS



- Corporate Overview
- Financial Highlights
- Business Review and Development





UNI-ASIA
HOLDINGS LIMITED

CORPORATE OVERVIEW



BUSINESS MODEL

1

- Acquire assets at competitive prices.
- Provide 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.



BUSINESS SEGMENTS

Non-Consolidated Uni-Asia



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

Uni-Asia Shipping



Ship Owning & Chartering

Uni-Asia Capital (Japan)



Investment / Asset Management of Properties in Japan

Uni-Asia Hotels



Hotel Operation

INCOME CATEGORIES

Five main categories of income: 1. Charter Income 2. Fee Income 3. Investment Returns 4. Hotel Income 5. Interest Income

	Income Type	Non-Consolidated Uni-Asia	Uni-Asia Shipping	Uni-Asia Capital Japan	Uni-Asia Hotels
	Charter Income*	✓	✓		
Fee Income	Arrangement & Agency Fee	✓		✓	
	Brokerage Commission	✓		✓	
	Incentive Fee	✓		✓	
	Asset Management & Admin Fee (including commercial management fees)*	✓		✓	
	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
SGX Stock Code	AYF
Share price (Closing on 27 July 2015)	S\$1.35
Market Capitalisation	S\$63.4 m
P/ B value	0.34
NAV per share	US\$2.99
No. of ordinary shares (post share consolidation)	46,979,280
Major shareholders	Yamasa Co., Ltd: 33.46% Evergreen International S.A.: 9.98% Executive directors: 4.18%



UNI-ASIA
HOLDINGS LIMITED

FINANCIAL HIGHLIGHTS



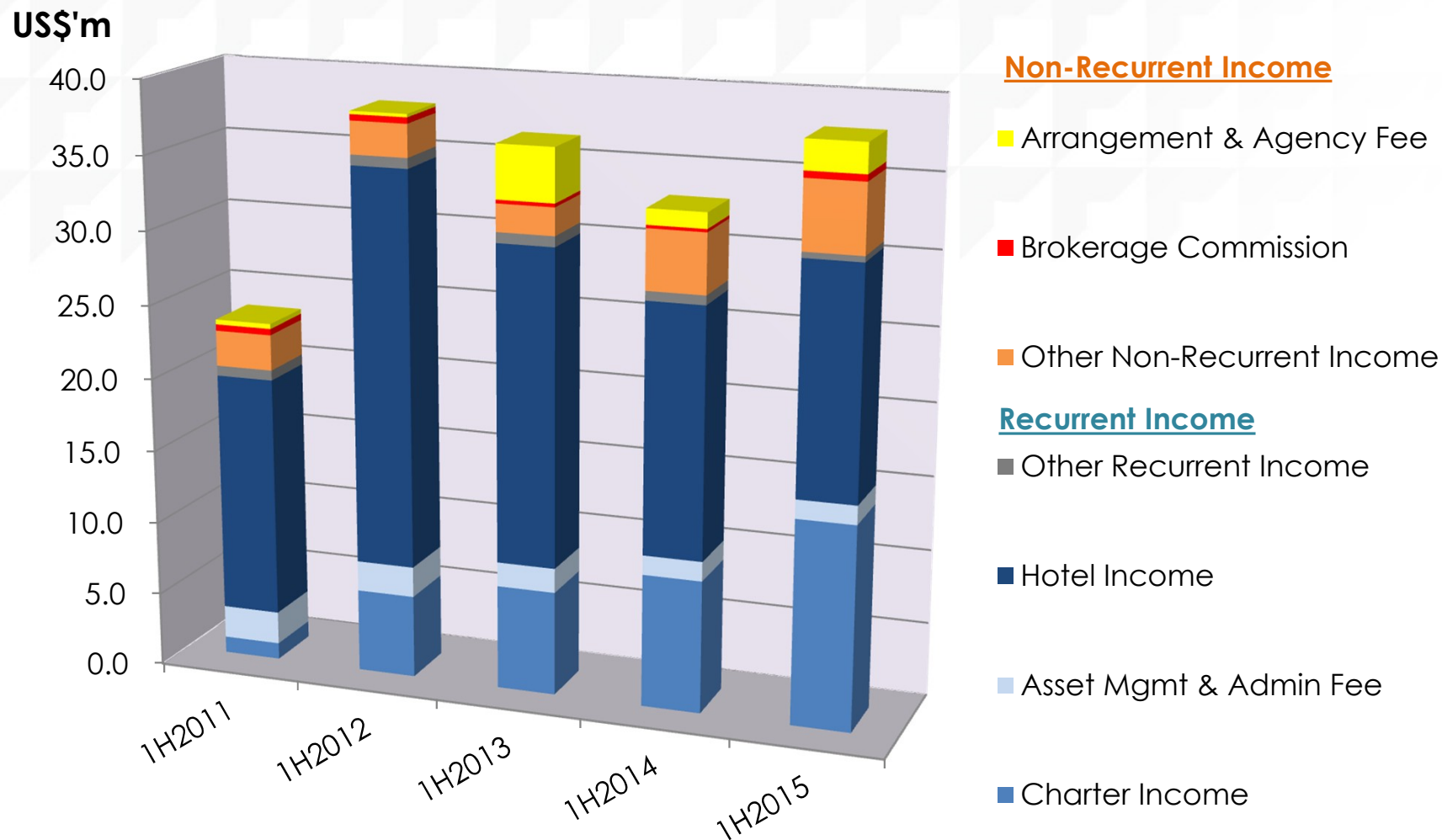
INCOME STATEMENT SUMMARY

Anchored by charter income from Uni-Asia Shipping and returns from Japan property investments, the Group recorded **US\$4.2m** profit for 1H2015

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2015	2014	% Change	2015	2014	% Change
Total Income	21,780	16,714	30%	38,022	33,063	15%
Total Expenses	(16,078)	(14,356)	12%	(31,257)	(28,936)	8%
Operating Profit	5,702	2,358	142%	6,765	4,127	64%
Profit for the Period	3,884	1,516	156%	4,169 ↙	2,708	54%
Earnings per Share (US Cents)	8.08	3.19	153%	8.50	5.79	47%

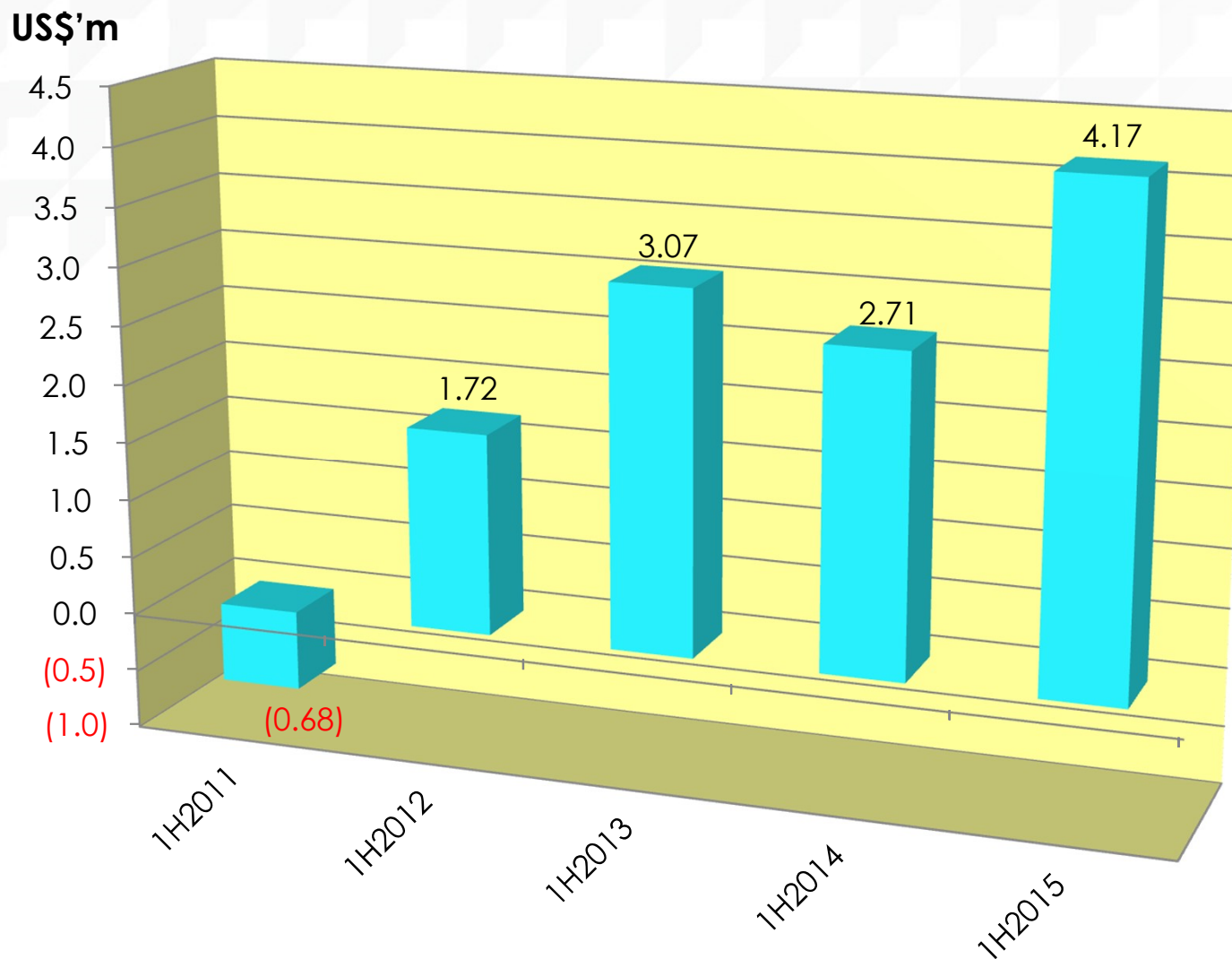
FIRST HALF INCOME TREND

The Group is undergoing a consolidation phase as we move towards a stronger recurrent income base from charter income contribution



FIRST HALF PROFIT TREND

1H2015 profit was the best first half profit for the Group in 5 years



CASH FLOW STATEMENT SUMMARY

UNI-ASIA
CORPORATE
PRESENTATION

UNI-ASIA
HOLDINGS
LIMITED

(US\$'000)	6 months ended 30 June	
	2015	2014
Cash and cash equivalents at beginning of the period	36,321	47,566
Cash Inflow / (Outflow)		
Operating Activity	2,393	1,264
Investing Activity	(72,421)	(19,918)
Financing Activity	68,422	4,908
Effect of exchange rate changes	(673)	447
Net Cash Inflow / (Outflow) for the period	(2,279)	(13,299)
Cash and cash equivalents at the end of the period	34,042	34,267

- ✓ Cash generated from operating activities were \$2.4 million for 1H2015.
- ✓ Cash used in investing activities were mainly for payment of the ships investments as well as small residential property projects.
- ✓ Cash used in investing activities were partially financed by borrowings and this is the main reason for the \$68.4 million cash inflow from financing activities.

BALANCE SHEET SUMMARY

(US\$'mil)	As at 30-Jun-15	As at 31-Dec-14	Inc / (Dec)
Total Assets	331.5	258.9	72.6
Total Liabilities	190.8	120.5	70.3
Total Equity	140.7	138.4	2.3
Total Debt	182.3 ^{*(A)}	110.8 ^{*(A)}	71.5
Total Cash	39.2 ^{*(B)}	41.5 ^{*(B)}	(2.3)
(Net Debt) / Net Cash	(143.1)	(69.3)	(73.8)
Total Debt / Total Equity (Gearing)	1.30	0.80	0.50
NAV per share (US\$)	2.99	2.95 ^{*(C)}	0.04

Note: Blue arrows in the original image point to the 30-Jun-15 column for Total Assets, Total Liabilities, and Total Equity.

^{*(A)}: Total Debt includes US\$4.1 mil borrowing secured by the pledged deposits (31 Dec 2014: US\$4.1 mil).
^{*(B)}: Total Cash includes US\$5.2 mil deposits pledged as collateral (31 Dec 2014: US\$5.2 mil).
^{*(C)}: Adjusted for 10-to-1 share consolidation for comparison purpose.

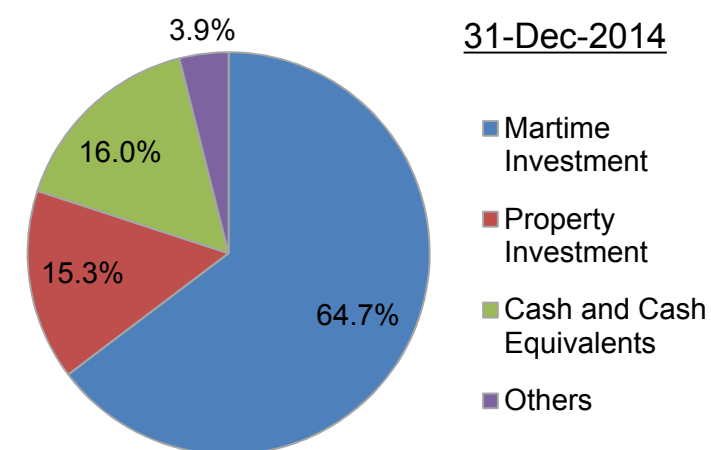
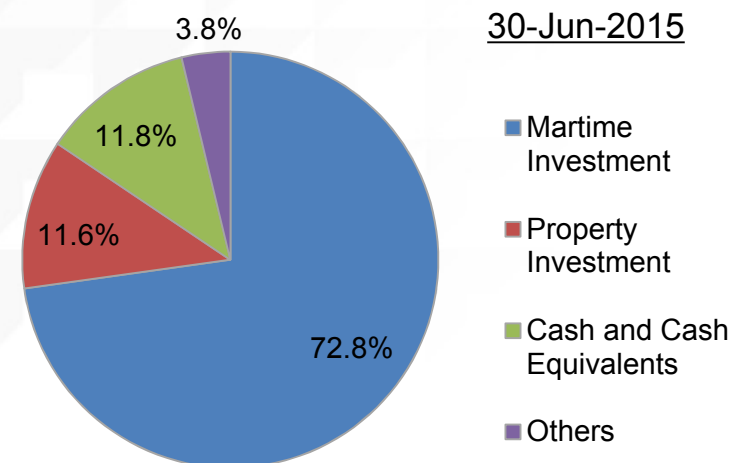
Assets and liabilities increased with the delivery of ships in 1H2015.

GROUP REVENUE AND PROFIT BREAKDOWN

(US\$'000)		2nd Quarter			6 months ended 30 June			
		2015	2014	% Change	2015	2014	% Change	
Non-consolidated Uni-Asia <i>Investment & Asset Management of Ships and Properties in China/Hong Kong</i>		Revenue	4,590	2,642	74%	7,020	5,786	21%
		Net Profit/ (Loss)	613	(19)	N/M	(522)	601	(187%)
100%	Uni-Asia Shipping Ltd. <i>Ship Owning & Chartering</i>	Revenue	7,215	4,282	68%	13,268	9,013	47%
		Net Profit	653	265	146%	1,428	1,049	36%
99.5%	Uni-Asia Capital (Japan) Ltd. <i>Investment & Asset Management of Properties in Japan</i>	Revenue	3,025	1,815	67%	4,400	2,233	97%
		Net Profit	2,484	1,288	93%	3,362	1,250	169%
100%	Uni-Asia Hotels Ltd. <i>Hotel Operation in Japan</i>	Revenue	7,844	8,509	(8%)	15,604	17,056	(9%)
		Net Profit/ (Loss)	207	(20)	N/M	136	(196)	169%
Group Total		Revenue	21,780	16,714	30%	38,022	33,063	15%
		Net Profit	3,884	1,516	156%	4,169	2,708	54%

GROUP ASSET ALLOCATION

(US\$'mil)	<u>30-Jun-15</u>	<u>31-Dec-14</u>
Maritime Investment	241.3	167.5
Non-current assets		
Investments	22.2	24.7
Deposits for purchase of vessels	4.5	13.9
Deposits for finance lease investment	5.4	-
Loan to vessels owning companies	5.1	5.1
Property, Plant and Equipment (Vessel related)	204.1	122.9
Current assets		
Loan to vessels owning companies	-	0.9
Property Investment in Hong Kong and China	19.3	19.3
Non-current assets		
Investment property	4.5	4.5
Investment in joint investment company	14.8	14.8
Property Investment in Japan	19.2	20.4
Non-current assets		
Investment properties	6.7	7.3
Investments	5.3	5.5
Loan to SPCs	-	0.8
Property, Plant and Equipment (Hotel)	6.3	6.8
Current assets		
Investment	0.9	-
Cash and Cash equivalents (Free Cash)	34.0	36.3
Deposit pledged as collateral	5.2	5.2
Others	12.5	10.2
Total	331.5	258.9





UNI-ASIA
HOLDINGS LIMITED

BUSINESS REVIEW AND DEVELOPMENT



Ships Delivered In 1H2015



The 7th ship owned by Uni-Asia Shipping, M/V Inspiration Lake was delivered in February 2015 and time chartered out.

The 8th ship owned by Uni-Asia Shipping, M/V Glengyle was delivered in March 2015 and time chartered out.



Uni-Asia Shipping Fleet

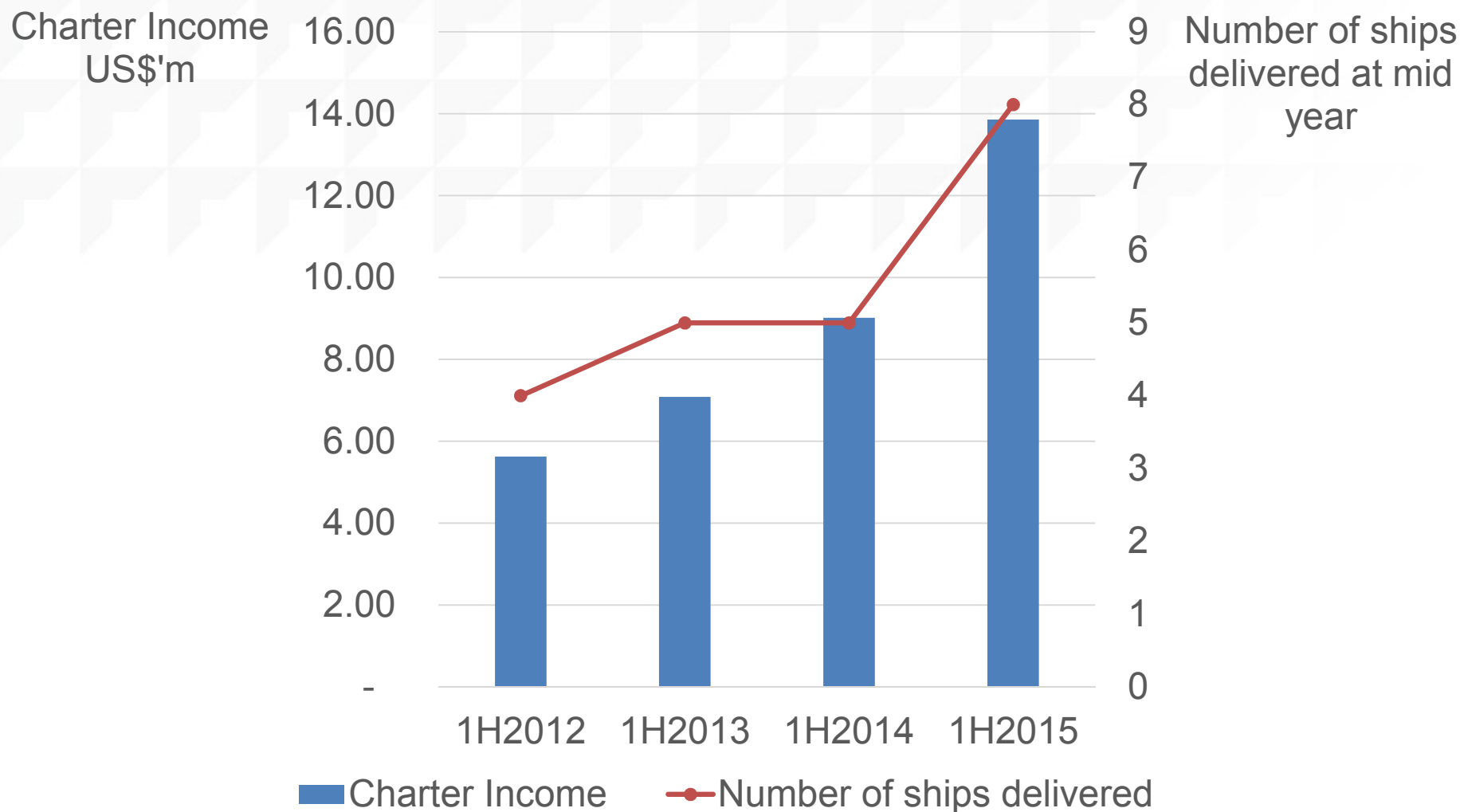
Uni-Asia Holdings Limited						
100%	Uni-Asia Shipping Limited					
	Name of Subsidiary	DWT	Shipyard	Built	Delivered/Delivery	Charter Status
83%	Hope Bulkship S.A.	29,000	Y-Nakanishi	May-2011	May-2011	On time charter
100%	Karat Bulkship S.A.	28,709	Shin-Kurushima	Jun-2007	May-2011	On time charter
100%	Imperial Bulkship S.A.	29,100	Y-Nakanishi	Jun-2012	Jun-2012	On time charter
100%	Luna Bulkship S.A.	28,300	Kanda	May-2001	Sep-2011	On time charter
100%	Jade Bulkship S.A.	37,000	Onomichi	Jun-2013	Jun-2013	On time charter
100%	Jubilee Bulkship S.A.	37,000	Imabari	Jul-2014	Jul-2014	On time charter
51%	Regina Bulkship S.A.	37,000	Imabari	Feb-2015	Feb-2015	On time charter
100%	Mable Bulkship S.A.	37,000	Imabari	Mar-2015	Mar-2015	On time charter
100%	Nora Bulkship S.A.	37,000	Imabari	Newbuilding	1Q 2016	Charter fixed

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2015	2014	Change	2015	2014	Change
Turnover	7,215	4,282	2,933	13,268	9,013	4,255
Charter Income	6,988	4,390	2,598	13,009	9,016	3,993
Fee Income	25	-	25	344	-	344
Investment Returns	126	(131)	257	(190)	(52)	(138)
Interest Income	1	1	-	2	4	(2)
Other Income	75	22	53	103	45	58
Expenses	(5,656)	(3,509)	2,147	(10,212)	(6,915)	3,297
Profit from Operation	1,559	773	786	3,056	2,098	958
Finance costs	(906)	(508)	398	(1,630)	(1,049)	581
Profit before Tax	653	265	388	1,426	1,049	377
Profit after Tax	653	265	388	1,428	1,049	379

The numbers above are before consolidation adjustment.

- ✓ Charter income increase with additional ships being delivered.
- ✓ Investment returns losses due to fair value losses of interest rate swap to hedge potential increase in interest rates.

Charter income trend of Uni-Asia Shipping and number of ships delivered:



Ship Investment - Joint Investment Portfolio

- In January 2015, a newly built 57,000 dwt ship held under an investment company was delivered.
- This ship is commercially managed by Uni-Asia Shipping Limited on a long term basis.
- This commercial management is a new business which utilizes our expertise to increase fee income.



Ship Investment - Joint Investment Portfolio

- The Group is expecting the delivery of the following joint investment ships by 2Q2016:

Name of Company	Type of Ship	DWT	Expected Delivery	Charter Status
Polaris Bulkship S.A.	Bulk carrier	57,000	4Q2015	Charter fixed
Quest Bulkship S.A.	Bulk carrier	37,000	2Q2016	Charter to be fixed

- The above vessels shall also be commercially managed by Uni-Asia Shipping on a long term basis so that the total fleet of Uni-Asia Shipping shall be expanded to 12.

Containerships Newly Acquired

- The Group acquired two containerships from Akebono Fund:

Name of Subsidiary	Type of Ship	TEU	Date Acquired	Charter Status
Florida Containership S.A.	Containership	3,500	April 2015	Time charter
Fortuna Containership S.A.	Containership	3,500	June 2015	Time charter

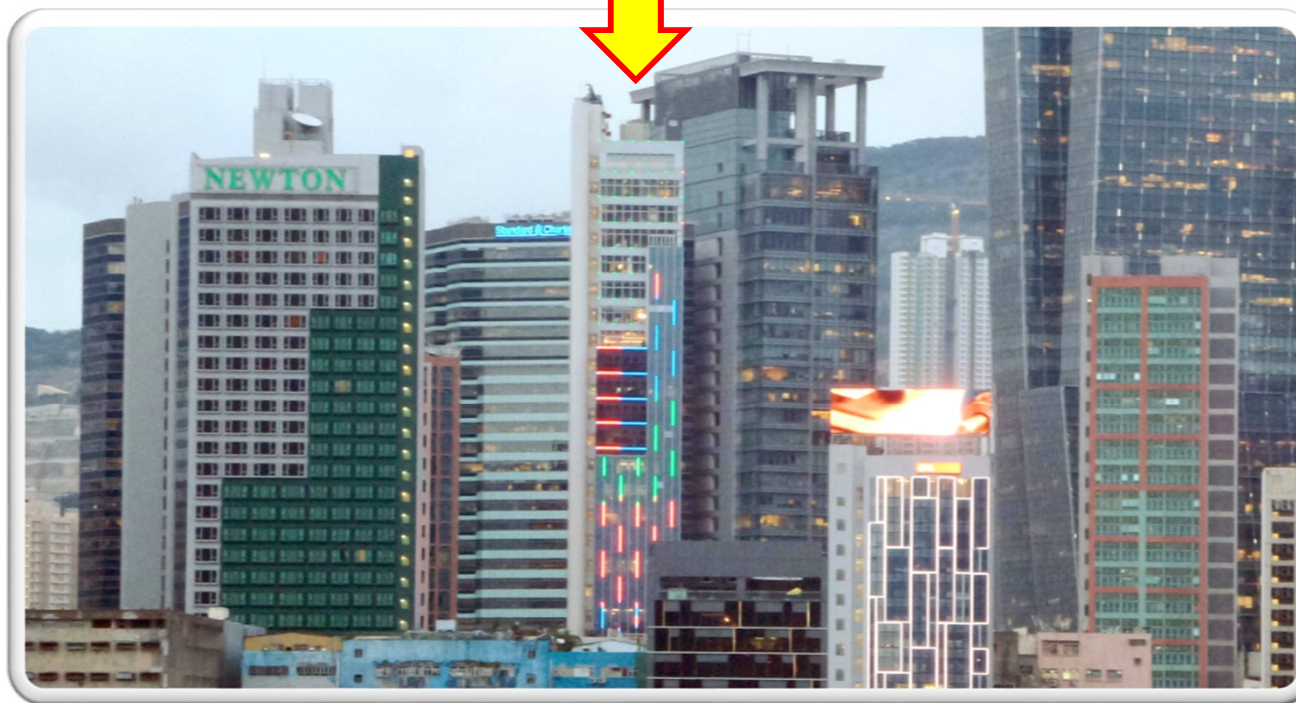
- The above vessels are wholly owned and held under Non-Consolidated Uni-Asia business segment.
- These vessels started contributing to the Group's charter income.



Uni Florida held under subsidiary Florida Containership S.A.

Hong Kong Property Business – History

- The Group's 1st investment into Hong Kong property redevelopment project was a project in Kwun Tong, Kowloon East, Hong Kong invested in 2010.
- The project was successfully completed in 2013.
- The Group invested US\$2.2m and obtained US\$8.3m including cost, gain and fees.



Hong Kong Property Business – 2nd HK Property Project

- Investment: HKD80.0 million or around USD10.4 million.
- Location: 650 Cheung Sha Wan Road in Hong Kong
- Project: A commercial office building to be completed by 2017.



Original building
on the land
before demolition

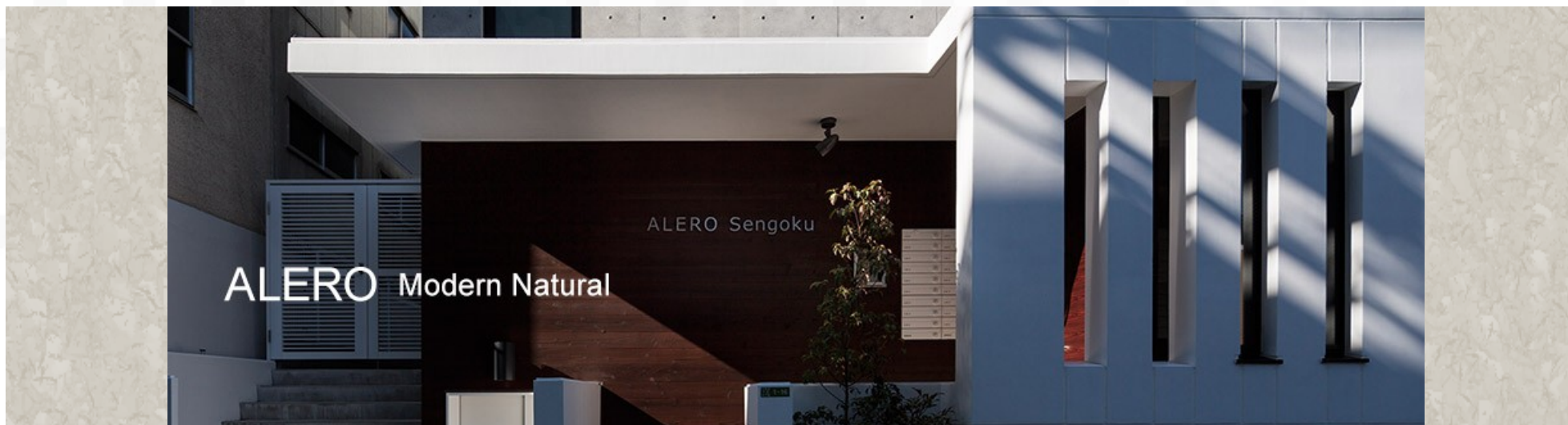


Site after demolition
undergoing foundation
work



Designer's impression of the completed
project (front and back view)

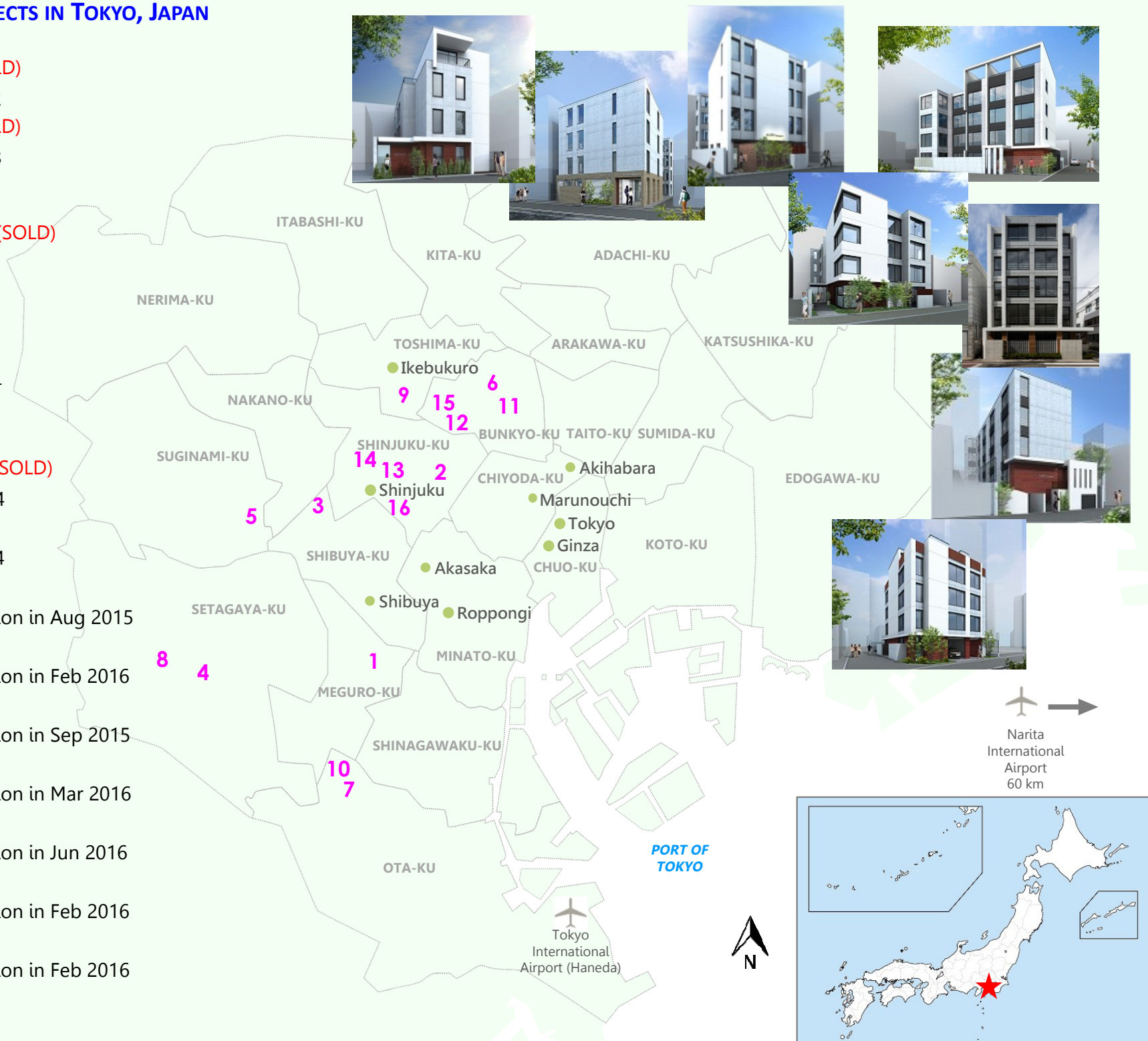
Small Residential Property Business in Japan



- The Group invests and develops small residential property projects in Tokyo, named “ALERO” Series.
- These projects are typically 4-5 storey buildings with 10 - 30 units of studio or maisonette type flats, and are popular with working singles/couple.
- The Group’s exit strategy is either to sell the property en bloc or lease out for rental income.

SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN

- 1 SHIMOMEGURO PROJECT (SOLD)
completed in Sep 2012
- 2 AKEBONOBASHI PROJECT (SOLD)
completed in Mar 2013
- 3 HATAGAYA PROJECT (SOLD)
completed in Jun 2013
- 4 SAKURA-SHIMMACHI PROJECT (SOLD)
completed in Oct 2013
- 5 HONANCHO PROJECT (SOLD)
completed in Jan 2014
- 6 SENGOKU PROJECT (SOLD)
completed in Mar 2014
- 7 OOKAYAMA PROJECT (SOLD)
completed in Jul 2014
- 8 CHITOSEFUNABASHI PROJECT (SOLD)
completed in Nov 2014
- 9 MEJIRO PROJECT (SOLD)
completed in Nov 2014
- 10 OOKAYAMA3 PROJECT
scheduled for completion in Aug 2015
- 11 HAKUSAN2 PROJECT
scheduled for completion in Feb 2016
- 12 EDOGAWABASHI PROJECT
scheduled for completion in Sep 2015
- 13 NISHI WASEDA PROJECT
scheduled for completion in Mar 2016
- 14 TAKADANOBABA PROJECT
scheduled for completion in Jun 2016
- 15 OTOWA PROJECT
scheduled for completion in Feb 2016
- 16 SHINJUKU7 PROJECT
scheduled for completion in Feb 2016



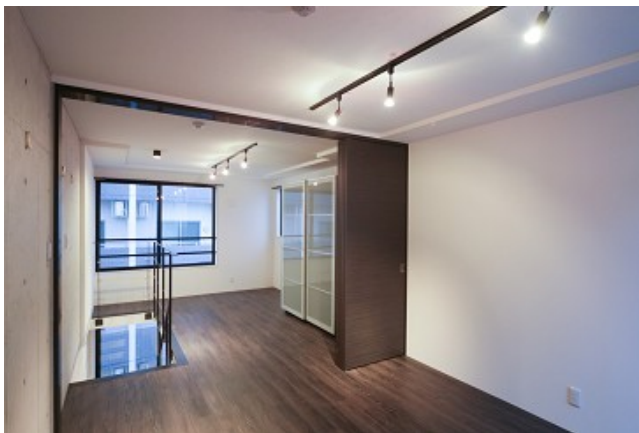
NON-CONSOLIDATED UNI-ASIA

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2015	2014	Change	2015	2014	Change
Turnover	4,590	2,642	1,948	7,020	5,786	1,234
Charter Income	850	-	850	850	-	850
Fee Income	1,298	2,236	(938)	3,179	3,406	(227)
Investment Returns	2,179	38	2,141	2,276	1,637	639
Interest Income	158	234	(76)	339	486	(147)
Other Income	105	134	(29)	376	257	119
Expenses	(3,069)	(2,355)	714	(6,570)	(4,816)	1,754
Profit/ (Loss) from Operation	1,521	287	1,234	450	970	(520)
Finance costs	(896)	(49)	847	(959)	(104)	855
Profit/ (Loss) before Tax	625	238	387	(509)	866	(1,375)
Profit/ (Loss) after Tax	613	(19)	632	(522)	601	(1,123)

- ✓ 2Q2015 profit was \$0.6m, narrowing 1H2015 loss to \$0.5m.
- ✓ Realised gain from investment property sale aided investment returns for 2Q2015.
- ✓ Containership acquired in April 2015 added to charter income, with corresponding vessel operating expenses, depreciation and finance cost added to expenses.

Small Residential Property Business in Japan

- The small residential property projects are managed by our subsidiary in Japan, Uni-Asia Capital (Japan).



Construction Management

- Utilising our Small Residential Property project expertise, Uni-Asia Capital (Japan) helps external clients with construction management of similar projects.
- We will help our clients source for suitable land, develop the property and find tenants for the property.
- Some of the projects in our portfolio are as follows:



ALERO Korakuen



ALERO Yoyogi



Lani Waseda

(US\$'000)	2nd Quarter			6 months ended 30 June		
	2015	2014	Change	2015	2014	Change
Turnover	3,025	1,815	1,210	4,400	2,233	2,167
Fee Income	665	357	308	1,805	670	1,135
Hotel Income	-	-	-	-	-	-
Investment Returns	2,359	1,457	902	2,591	1,561	1,030
Interest Income	-	-	-	1	1	-
Other Income	1	1	-	3	1	2
Expenses	(505)	(479)	26	(968)	(923)	45
Profit/ (Loss) from Operation	2,520	1,336	1,184	3,432	1,310	2,122
Finance costs	(35)	(47)	(12)	(66)	(53)	13
Profit/ (Loss) before Tax	2,485	1,289	1,196	3,366	1,257	2,109
Profit/ (Loss) after Tax	2,484	1,288	1,196	3,362	1,250	2,112

The numbers above are before consolidation adjustment.

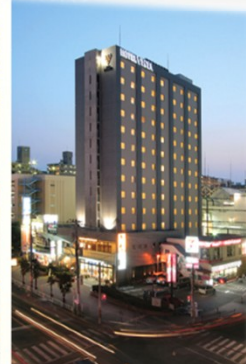
Investment returns from property investment and fees from management of small residential property projects boosted bottomline.

Hotels Operated by the Group



Hotel: Hotel Vista Kumamoto Airport
Location: Kumamoto, Kumamoto
Number of rooms: 139

Number of rooms: 139



Hotel: Hotel Vista Ebina
Location: Ebina, Kanagawa
Number of rooms: 176

Number of rooms: 176
Location: Ebina, Kanagawa
Hotel: Hotel Vista Ebina



Hotel: Hotel Vista Sapporo Najima Kohen
Location: Sapporo Hokkaido
Number of rooms: 113

Number of rooms: 113
Location: Sapporo Hokkaido

Hotels Operated by the Group



Hotel: Hotel Vista Atsugi
Location: Atsugi, Kanagawa
Number of rooms: 165



Hotel: Hotel Vista Kamata, Tokyo
Location: Kamata, Tokyo
Number of rooms: 105



Hotel: Hotel Vista Premio Kyoto
Location: Kyoto, Kyoto
Number of rooms: 84

Hotels Operated by the Group



Hotel: Hotel Vista Premio Dojima
Location: Dojima, Osaka
Number of rooms: 141



Hotel: Hotel JAL City Naha
Location: Naha, Okinawa
Number of rooms: 304



Hotel: Hotel Vista Shimizu
Location: Shimizu, Shizuoka
Number of rooms: 152



Hotel: Hotel Vista Grande Osaka
Location: Soemoncho, Osaka
Number of rooms: 304

“Hotel Vista” brand name is licensed to the operator of the Hotel Vista Grande Osaka



New Hotel to be Operated by the Group

– Hotel Vista Sendai - scheduled for opening in 2016 spring

- Construction of hotel started in January 2015 and is on schedule to open in 2016.
- This is the first time VHM operates Hotel Vista in Tohoku area.
- The hotel is approximately 4 minutes' walk from Sendai station. A new subway station, Miyagino-dori station scheduled for opening in 2015, is next to the hotel.
- The hotel will have around 238 rooms.
- Webpage in Japanese: <http://www.hotel-vista.jp/sendai/>



New Hotel to be Operated by the Group

– Hotel Vista Premio Yokohama Minato-Mirai - scheduled for opening in 2017 spring

- Construction of hotel started in January 2015.
- The hotel is being constructed in “Minato Mirai 21” in Yokohama Bay area.
- The hotel will have around 232 rooms.
- Webpage in Japanese:

<http://www.hotel-vista.jp/yokohama-minato-mirai/>



(US\$'000)	2nd Quarter			6 months ended 30 June		
	2015	2014	Change	2015	2014	Change
Turnover	7,844	8,509	(665)	15,604	17,056	(1,452)
Hotel Income	7,788	8,440	(652)	15,493	16,838	(1,345)
Interest Income	-	-	-	-	-	-
Other Income	56	69	(13)	111	218	(107)
Expenses	(7,603)	(8,495)	(892)	(15,416)	(17,203)	(1,787)
Profit / (Loss) from Operation	241	14	227	188	(147)	335
Finance costs	(9)	(7)	2	(18)	(14)	4
Profit/ (Loss) before Tax	232	7	225	170	(161)	331
Profit / (Loss) after Tax	207	(20)	227	136	(196)	332
Occupancy Rate	81.5%	81.8%	(0.3)%	81.5%	81.8%	(0.3)%
No. of hotels operated ⁽¹⁾	9	9		9	9	

⁽¹⁾ Excluding Hotel Vista Grande Osaka which is a licensee of Hotel Vista brand name.

The numbers above are before consolidation adjustment.

- ✓ Good profits from hotel operations with improved average daily rates contributed to profits
- ✓ Uni-Asia Hotels on track to be profit contributor for the Group for the full year.

GROWTH DRIVERS FOR THE GROUP

UNI-ASIA
CORPORATE
PRESENTATION

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 shareholders' value



UNI-ASIA
HOLDINGS LIMITED

THANK YOU