



UNI-ASIA GROUP LIMITED
Company Registration No: 201701284Z
Incorporated in the Republic of Singapore

PRESS RELEASE -- FOR IMMEDIATE RELEASE

Uni-Asia reports net profit of US\$5.5 million for 1H2017

- **Total revenue increased by 16% to US\$48.1 million in 1H2017, supported by increases in charter income, hotel income and investment returns**
- **Total operating expenses increased by a lower rate of 6%, with lower depreciation and vessel operating expenses in 1H2017 following impairment and onerous contract provisions made in FY2016**
- **Pre-sale of the second investment property in Hong Kong is encouraging, Group expects to exit this investment in early 2018**

Singapore, 14 August 2017– Uni-Asia Group Limited (“**Uni-Asia**” or the “**Group**”), an alternative investment company and integrated service provider of vessels and properties, announced its financial results for the half year ended 30 June 2017 (“**1H2017**”).

Financial Highlights	2Q2017 US\$'000	2Q2016 US\$'000	Chg %	1H2017 US\$'000	1H2016 US\$'000	Chg %
Total Income	25,178	22,620	11	48,132	41,525	16
Total Operating Expenses	(20,322)	(19,361)	5	(39,792)	(37,417)	6
Operating Profit	4,856	3,259	49	8,340	4,108	103
Operating Profit Margin	19.3%	14.4%	4.9ppts	17.3%	9.9%	7.4 ppts
Net Profit After Tax	3,412	1,828	87	5,521	1,212	N/M
Profit Attributable to Owners of the Parent	2,688	960	180	4,813	235	N/M
Basic Earnings Per Share (US cents) ¹	5.72	2.04	180	10.25	0.50	N/M

N/M: Not Meaningful

ppts: percentage points

Note: The Group completed a Restructuring Exercise on 26 May 2017. Please refer to Note A in the Group's Financial Statements for the Quarter Ended 30 June 2017 for more information.

¹Based on the weighted average of 46,979,280 ordinary shares in issue as of 30 June 2017 and as of 31 December 2016 respectively

1H2017 FINANCIAL REVIEW

Total income for the Group increased 16% from US\$41.5 million in 1H2016 to US\$48.1 million in 1H2017.

Revenue	2Q2017 US\$'000	2Q2016 US\$'000	Chg %	1H2017 US\$'000	1H2016 US\$'000	Chg %
Charter Income	9,077	8,257	10	18,013	16,559	9
Fee Income	2,708	1,433	89	3,857	3,246	19
Hotel Income	10,723	9,613	12	21,020	18,020	17
Investment Returns	2,143	3,061	(30)	4,365	1,603	172
Interest Income	205	168	22	374	369	1
Other Income	322	88	266	503	1,728	(71)
Total Income	25,178	22,620	11	48,132	41,525	16

(i) Charter Income

Charter income increased by 9% from US\$16.6 million in 1H2016 to US\$18.0 million in 1H2017. The increase was attributable to (1) better spot charter rates for the Group's portfolio of ships under short term charter, and (2) charter income from the vessel under Joule Asset Management (Pte.) Limited, which contributed to Group's charter income for both quarters in 1H2017, while only for the second quarter in 1H2016.

(ii) Fee Income

Total fee income increased by 19% to US\$3.9 million in 1H2017 from US\$3.2 million in 1H2016 due to more deals in 1H2017 for the Group's fee income business.

(iii) Hotel Income

Hotel Income increased by 17% from US\$18.0 million in 1H2016 to US\$21.0 million in 1H2017. The increase was attributable to (1) The Group's 10th hotel was opened in 2Q2016, hence it contributed to hotel income for only one quarter in 1H2016 but both quarters in 1H2017, and (2) Average occupancy rates of the hotels were slightly higher in 1H2017 compared to 1H2016 while average daily rates remained strong.

(iv) Investment Returns

Investment returns for 1H2017 was US\$4.4 million compared to US\$1.6 million in 1H2016. Group recorded a fair value gain of US\$2.1 million for its second Hong Kong commercial office property investment in 2Q2017.

Total Operating Expenses

While the Group's total income increase by 16%, the Group's total operating expenses increased by a lower rate of 6% from US\$37.4 million in 1H2016 to US\$39.8 million in 1H2017. Impairment and onerous contract provisions made by the Group in FY2016 resulted in lower depreciation on the Group's assets, as well as lower vessel operating expenses for 1H2017.

Profit

Group reported operating profit of US\$8.3 million for 1H2017, an increase of 103% compared to 1H2016.

The Group posted a net profit after tax of US\$5.5 million for 1H2017, as compared to US\$1.2 million for 1H2016.

Net Asset Value

As of 30 June 2017, Group had a Net Asset Value (“NAV”) per share of US\$2.79, compared to US\$2.68 as of 31 December 2016. This represents a price to NAV ratio of 0.35x¹.

OUTLOOK

After years of cyclical downturn in the shipping market, some segments, such as dry bulk carriers, started to show signs of recovery in 2017. The spike in vessel scraping rate eased the overcapacity, and shipping demand and charter rates stabilized, supported by higher volume of iron ore transportation and other international trades. The Group remains cautiously optimistic about the overall macro environment of the commodities market, which would hopefully lead to improvement in charter rates and hires.

Group’s property and hotel businesses remain robust in their respective geographic markets. Construction for the Group’s second Hong Kong commercial office property investment is on schedule and the pre-sale of office units has been encouraging. The Group expects to exit this investment in early 2018, and would receive proceeds from this investment.

--- The End ---

About Uni-Asia Group Limited. (Bloomberg Code: UAG SP)

Uni-Asia Group Ltd is an alternative investment company performing a variety of roles including asset owner and manager, operator, co-investor, ship finance arranger, broker and fund manager. Uni-Asia’s investments are focused on cargo vessels and properties in Hong Kong and Japan. To improve investment returns, Uni-Asia also provides integrated services for the invested assets, including acting as operator for commercial maritime vessels and invested properties which encompasses commercial, residential and hotel properties.

Listed on the Main Board of the Singapore Exchange in August 2007, Uni-Asia strives to achieve a sustainable growth through a prudent approach. Their offices are located in Hong Kong, Singapore, Tokyo, China, Taiwan, and South Korea.

For more information, please visit the corporate website at www.uni-asia.com

Issued for and on behalf of Uni-Asia Group Limited.

By Financial PR Pte Ltd

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¹ Based on share price of S\$1.34 as of 3 August 2017, and USD/SGD exchange rate of 1.36