



**UNI-ASIA
GROUP LIMITED**

Registration No. 201701284Z
Incorporated in the Republic of Singapore

1Q2022 Corporate Presentation



DISCLAIMER

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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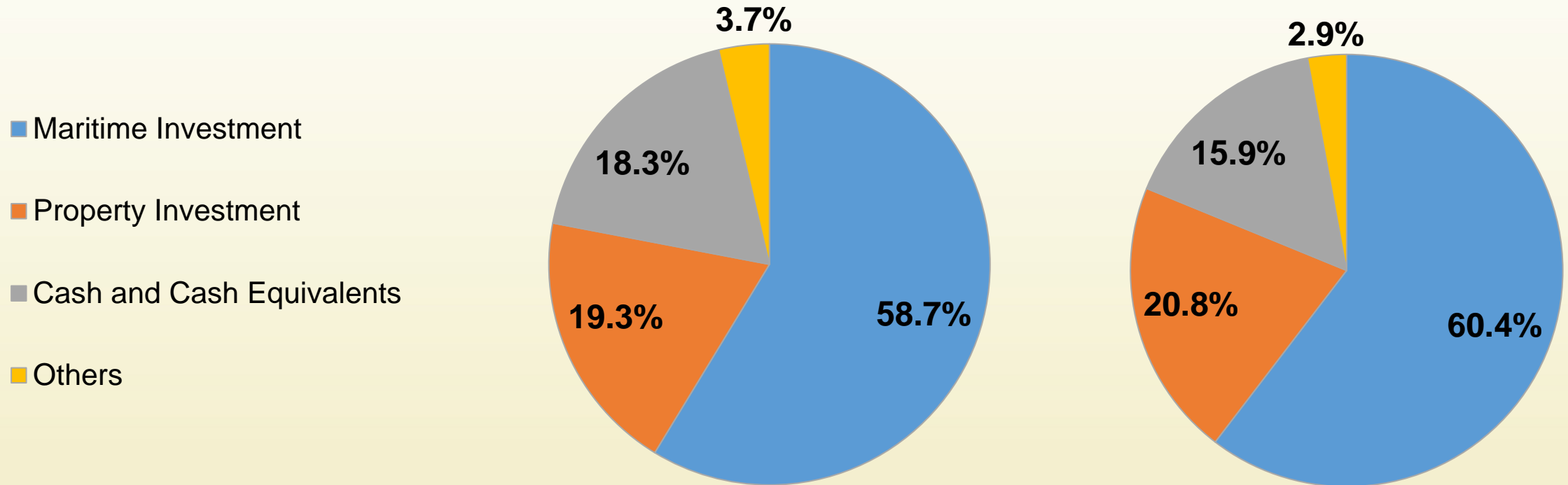
- 1Q2022 Financial Highlights
- 1Q2022 Business Update

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1Q2022 Financial Highlights



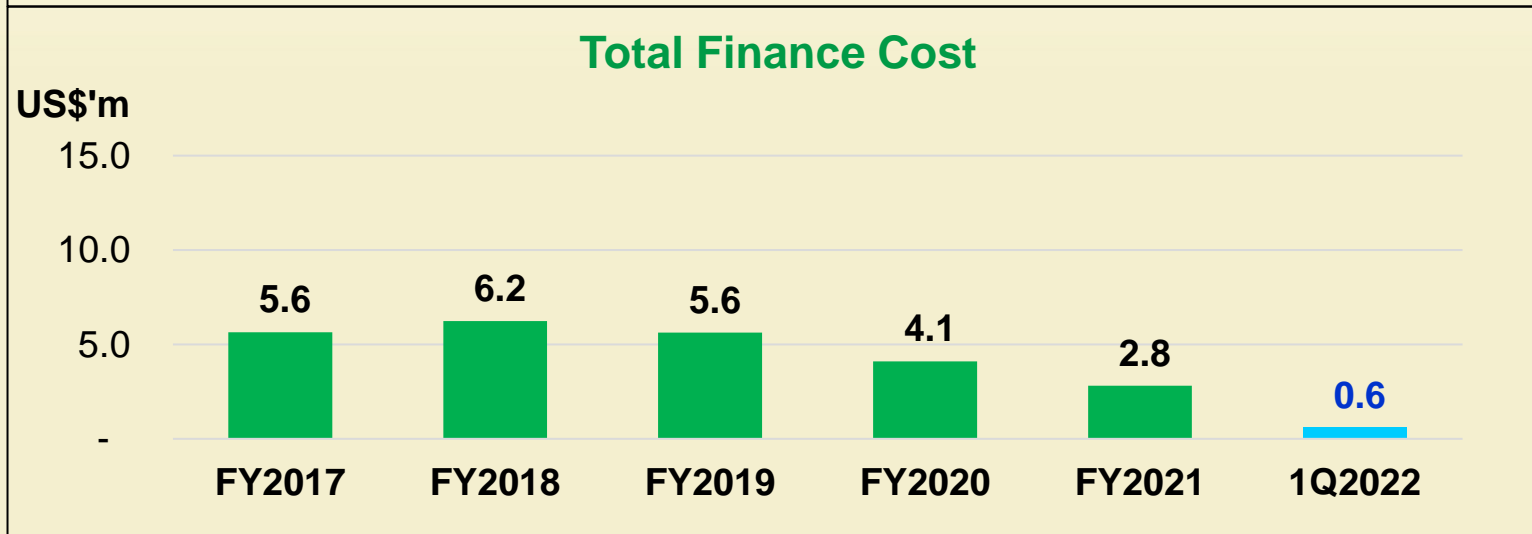
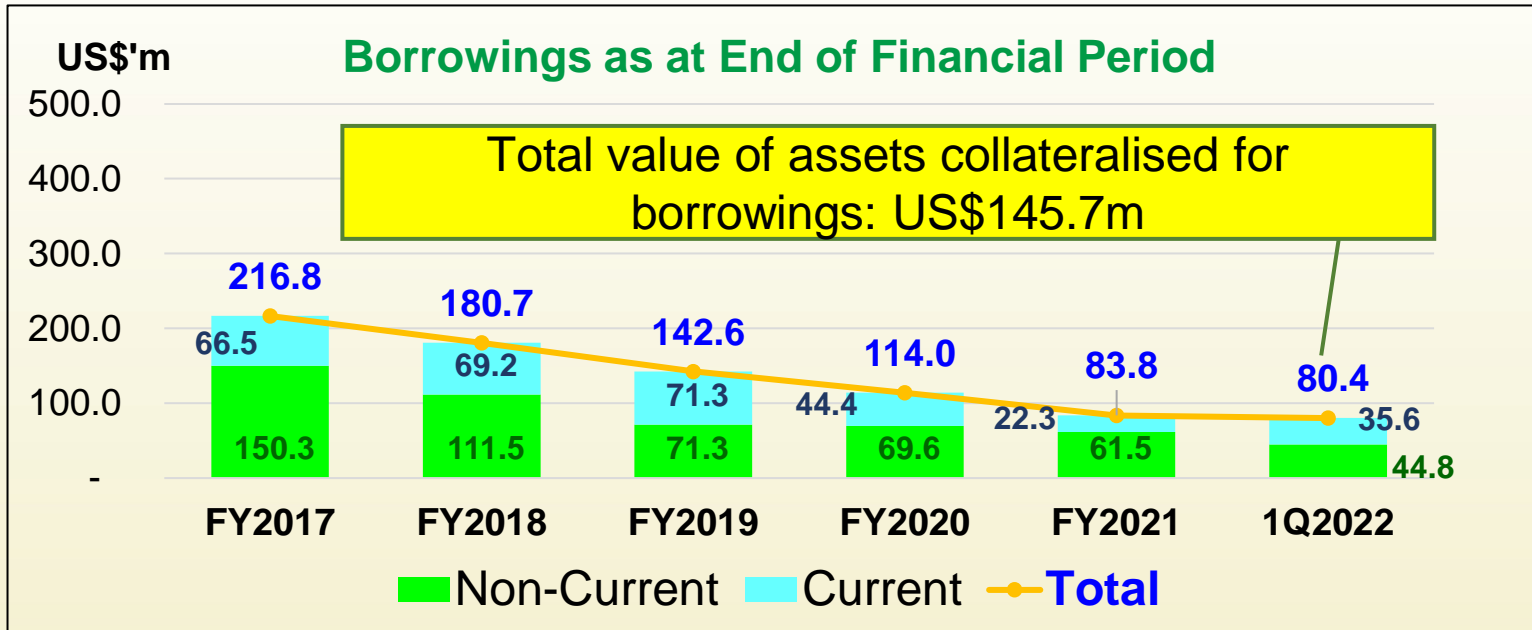
TOTAL ASSETS ALLOCATION



US\$'million	As at 31 March 2022	As at 31 December 2021
Total assets ⁽¹⁾	232.5	230.7

Note (1): Total assets include right-of-use assets

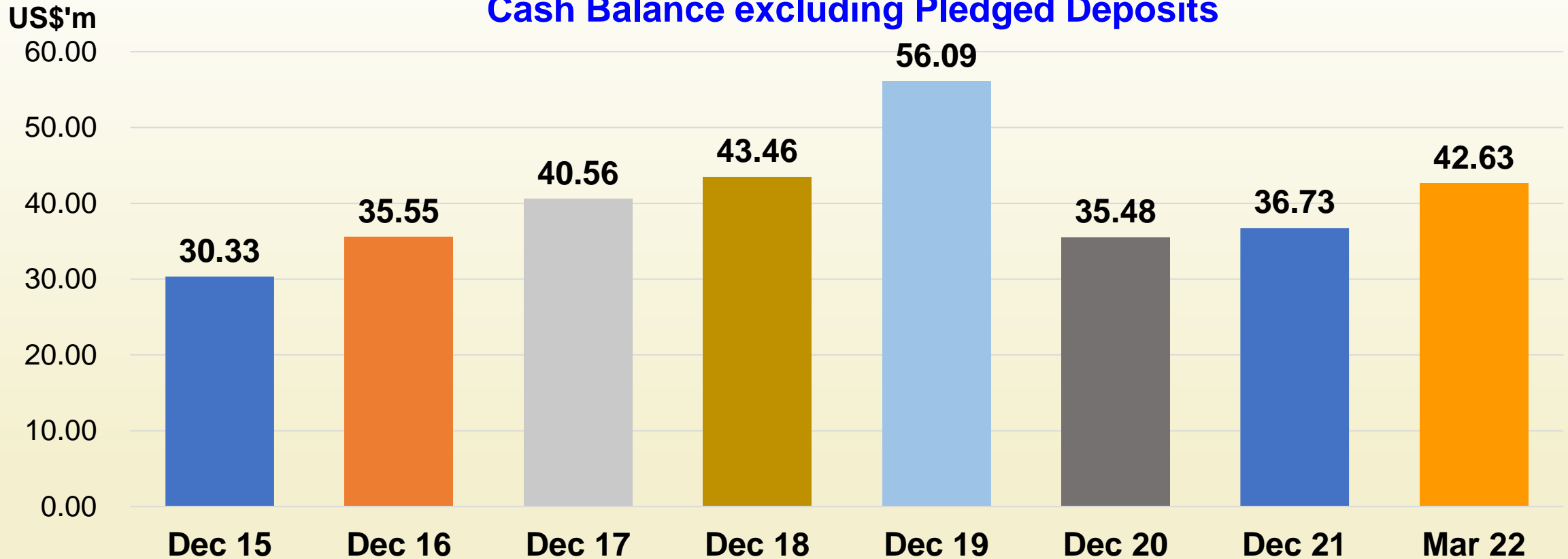
BORROWINGS



- Total borrowings continued to be reduced in 1Q2022.
- Following the repayment of short-term unsecured borrowings, as well as paring down of long-term borrowings per repayment schedules, the Group will start building up a strong cash position for future good investment opportunities or for prepayment of long-term borrowings should it make commercial sense, taking into account upcoming interest rate hike.

CASH BALANCE

Cash Balance excluding Pledged Deposits



The Group's cash has steadily reached the level before the pandemic, enhancing our overall readiness for capital commitments of existing projects as well as new investment opportunities.

CASH FLOWS

(US\$'000)	1Q2022	1Q2021
Cash and cash equivalents at beginning of the quarter	36,733	35,477
Cash Inflow / (Outflow)		
Operating Activities	11,548	694
Investing Activities	(620)	11,633
Financing Activities	(4,013)	(12,179)
Effect of exchange rate changes	(1,017)	(1,104)
Net Cash Inflow / (Outflow) for the quarter	5,898	(956)
Cash and cash equivalents at the end of the quarter	42,631	34,521

- Operating cash flows were US\$11.5 million for 1Q2022 compared to US\$0.7 million for 1Q2021 due to good shipping market, sale of properties under development and structured finance arrangement fees.
- Cash outflow from financing activities have reduced as most of the unsecured borrowings had been repaid in 2021.

BORROWINGS VIS-À-VIS CASH

As at 31 Mar 2022 Borrowings collateralised by:	Current Borrowings USD'm	Non-Current Borrowings USD'm	Total Borrowings USD'm	Book values of assets collateralised USD'm
Ship assets	32.4	35.8	68.2	133.4
Property assets	0.2	9.0	9.2	12.3
No collateral	3.0	-	3.0	-
Total	35.6	44.8	80.4	145.7

	<u>USD'm</u>
Total Secured Borrowings	77.4
Total Book Value of Assets Collateralised	145.7
Total Cash	42.6
Total Operating Cash Flows	11.5

- As at 31 March 2022, out of the Group's total borrowings of US\$80.4 million, US\$77.4 million are secured by assets with book values of US\$145.7 million.
- Only US\$3.0 million of the borrowings are unsecured, which the Group intends to repay upon maturity in July 2022.
- On the other hand, the Group has US\$42.6 million cash on hand and generated operating cash flows of US\$11.5 million for 1Q2022.
- Hence, notwithstanding that the Group has US\$44.8 million borrowings due less than a year, the Group's assets are able to meet the borrowing repayment obligations.

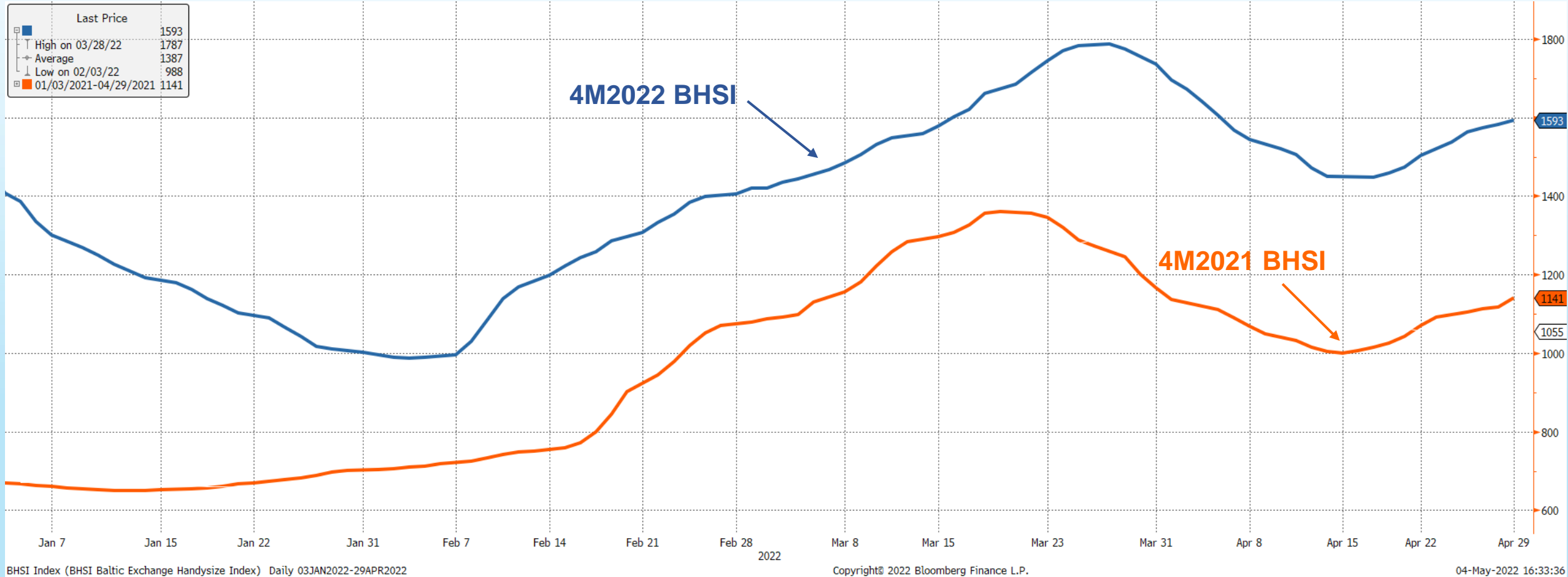
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BALTIC HANDYSIZE INDEX

The Baltic Handysize Index (“BHSI”) for 4M2022 continue to be strong and had outperformed BHSI for 4M2021.



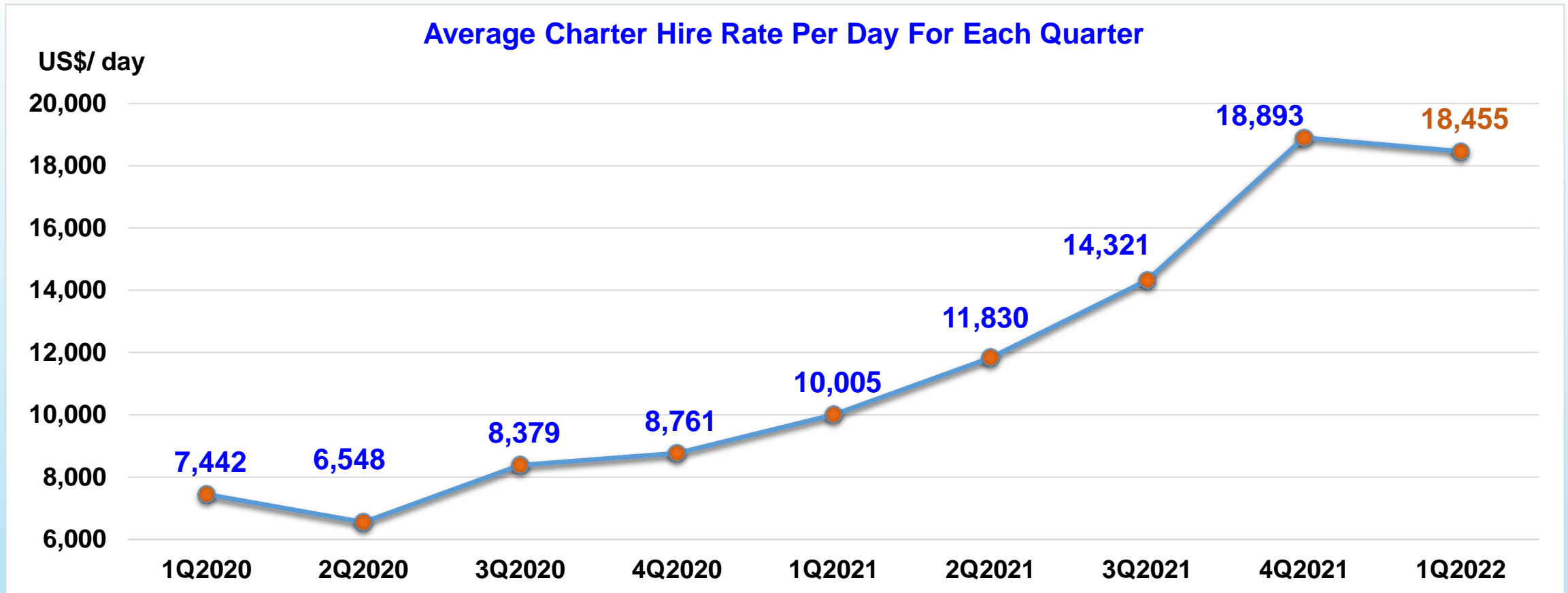
BHSI Index (BHSI Baltic Exchange Handysize Index) Daily 03JAN2022-29APR2022

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Source: Bloomberg

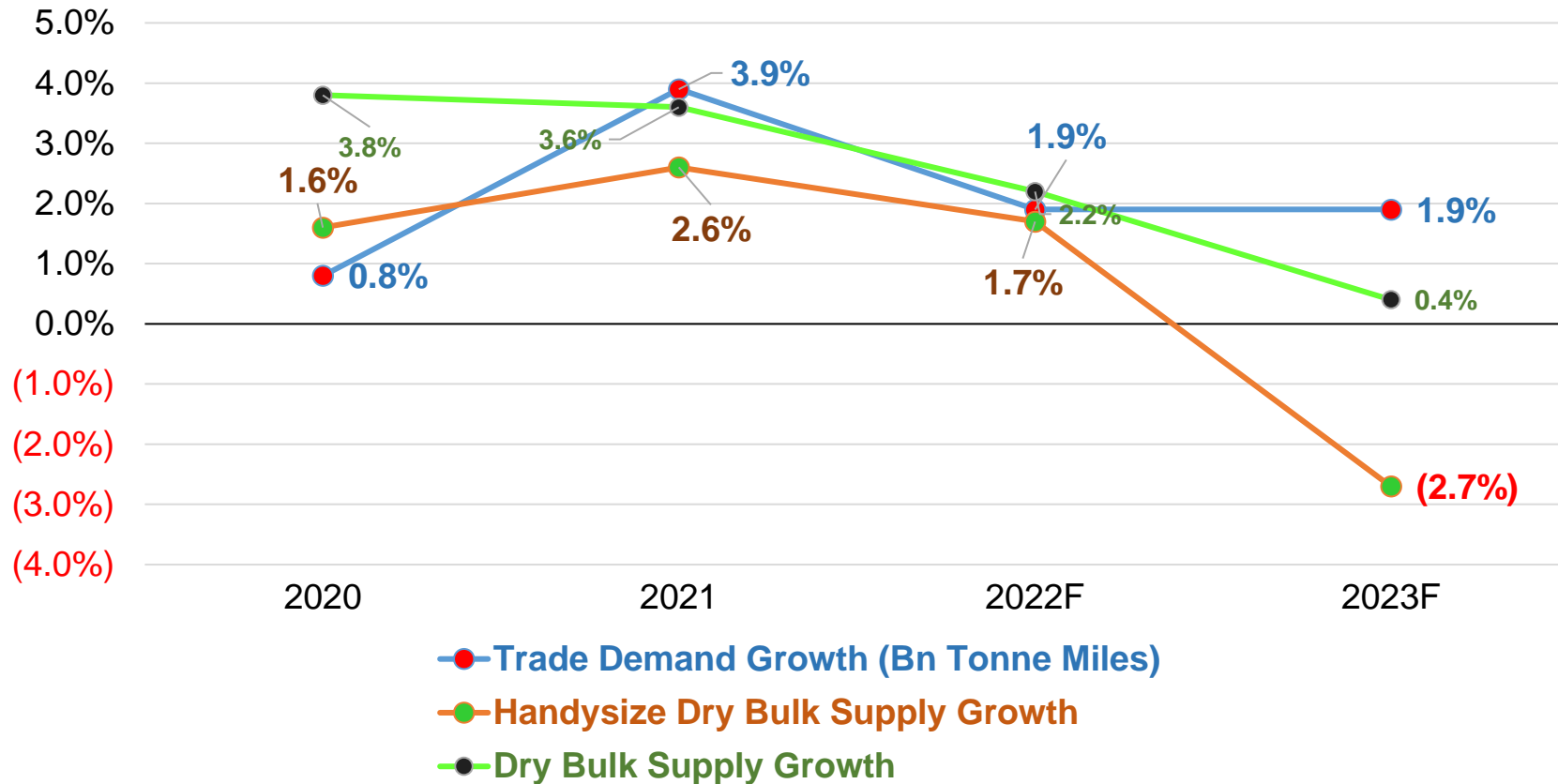
CHARTER INCOME OF WHOLLY OWNED SHIPS



The average daily charter for 1Q2022 is significantly higher than the periods before 3Q2021 although it is slightly lower than that of 4Q2021, mainly due to approximately 2 weeks of unexpected off-hire event of one vessel.

SEABORNE DRY BULK TRADE SUPPLY/DEMAND GROWTH

Dry Bulk Trade Demand vs Dry Bulk Ship Supply



According to Clarksons Research Dry Bulk Trade Outlook (“DBTO”) March 2022 edition, seaborne dry bulk tonne-mile demand is projected to grow by around 1.9% in 2022 and 1.9% in 2023.

Total dry bulk ship supply is projected to grow by 2.2% in 2022 and 0.4% in 2023. However for handysize dry bulk ships, the supply is projected to grow by a slower rate of 1.7% in 2022 and negative 2.7% in 2023 compared to total dry bulk ship supply.

The general outlook for handysize dry bulk market remains positive overall as the dry bulk trade demand growth is expected to be higher than supply growth of handysize dry bulk ships.

Source: Clarksons Research DBTO March 2022

WHOLLY OWNED DRY BULK PORTFOLIO

The charters of the 10 dry bulk carriers under the Group's ship owning and chartering segment are due for renewal in 2022 and 2023


	Name of Ship	Capacity	Type	Year of Built	Shipyard
1	M/V Uni Challenge	29,078 DWT	Bulker	2012	Y-Nakanishi
2	M/V Uni Wealth	29,256 DWT	Bulker	2009	Y-Nakanishi
3	M/V Uni Auc One	28,709 DWT	Bulker	2007	Shin-Kurushima
4	M/V Victoria Harbour	29,100 DWT	Bulker	2011	Y-Nakanishi
5	M/V Clearwater Bay	29,118 DWT	Bulker	2012	Y-Nakanishi
6	M/V ANSAC Pride	37,094 DWT	Bulker	2013	Onomichi
7	M/V Island Bay	37,649 DWT	Bulker	2014	Imabari
8	M/V Inspiration Lake	37,706 DWT	Bulker	2015	Imabari
9	M/V Glengyle	37,679 DWT	Bulker	2015	Imabari
10	M/V Uni Bulker	37,700 DWT	Bulker	2016	Imabari

JOINT-INVESTMENT DRY BULK PORTFOLIO

The current good market may help to increase the overall returns from joint-investment entities

	Name of Joint Investment Company	Ownership Percentage	Type	Capacity	Year of Built	Shipyard
1	Matin Shipping Ltd.	49%	Bulker	38,278 DWT	2011	Imabari
2	Olive Bulkship S.A.	18%	Bulker	57,836 DWT	2015	Tsuneishi
3	Polaris Bulkship S.A.	18%	Bulker	57,836 DWT	2015	Tsuneishi
4	Quest Bulkship S.A.	18%	Bulker	37,700 DWT	2016	Imabari
5	Stella Bulkship S.A.	18%	Bulker	37,700 DWT	2018	Imabari
6	Tiara Bulkship S.A.	18%	Bulker	37,700 DWT	2020	Imabari
7	Unicorn Bulkship S.A.	18%	Bulker	36,300 DWT	2018	Oshima
8	Victoria Bulkship S.A.	18%	Bulker	36,300 DWT	2018	Oshima

HONG KONG PROPERTIES




8

GCC
GLOBAL COMMERCE CITY
環球商務廣場二期

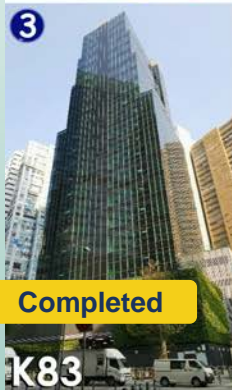
LOCATIONS

8HK Projects



Shenzhen China


MAP - Hong Kong



3

K83


Completed



4

T18

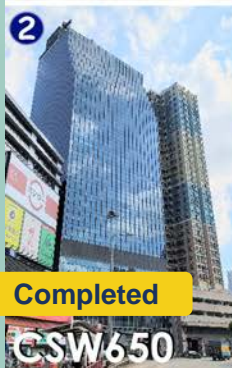
Completed



5

T73

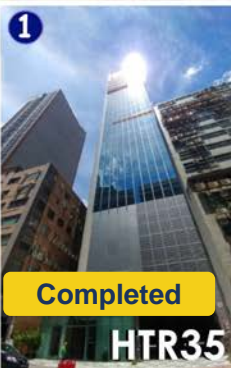
Completed



2

CSW650


Completed



1

HTR35


Completed



6

CSW1018

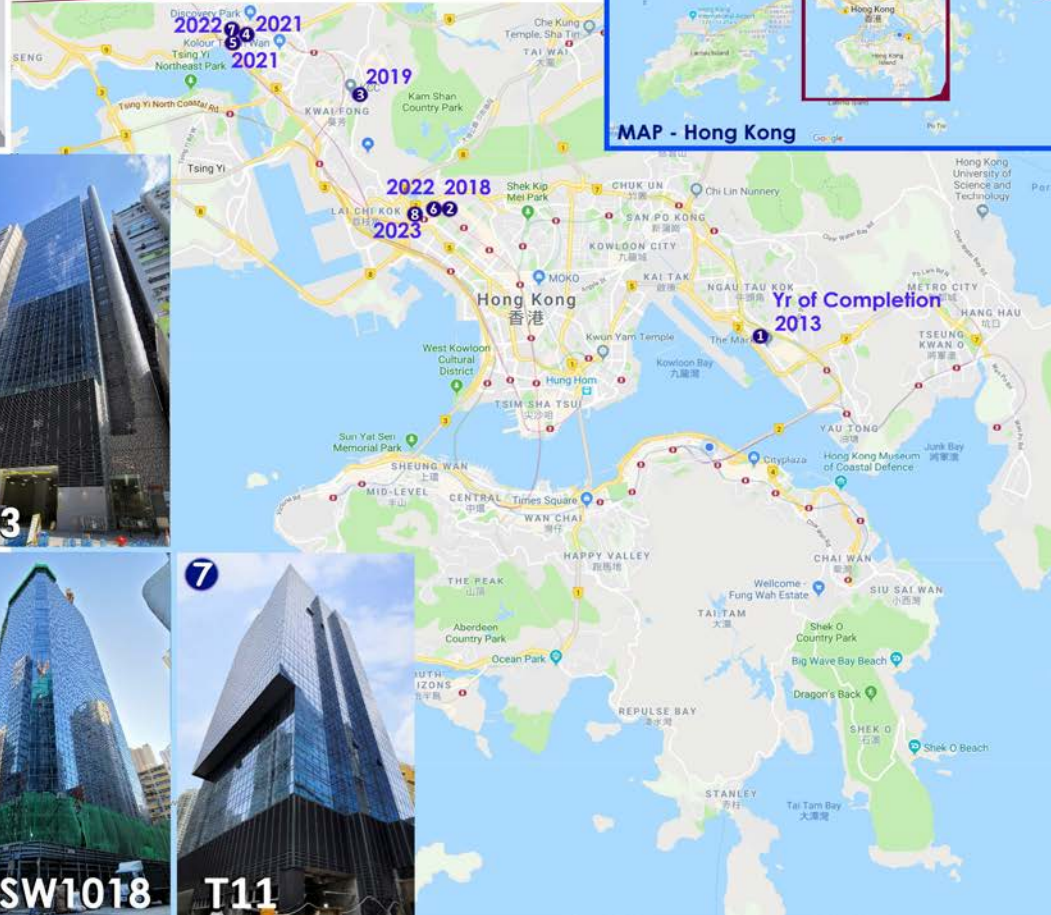
Completed



7

T11

Completed



Yr of Completion 2013

2021, 2022, 2023

The Group has invested in 8 Hong Kong property projects to date. The first 3 projects had been completed and contributed good returns to the Group in the past.

While the commercial/industrial property market in Hong Kong may be slow currently due to the COVID-19 pandemic, Hong Kong remains a key financial hub in Asia, and market players are generally optimistic about Hong Kong's property in the mid to long term.

UPDATES ON HONG KONG PROPERTY PROJECTS

4th HK Property Project – T18

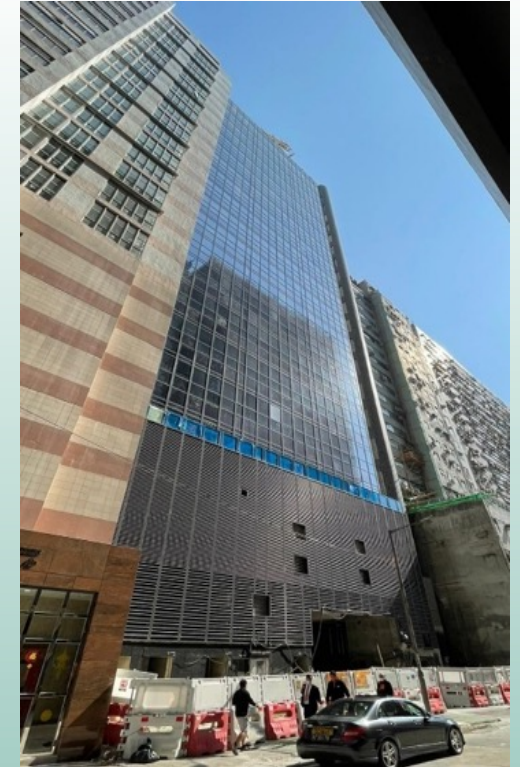
Investment:	HKD26.5 million or around USD3.4 million (2.5% effective ownership)
Location:	18 - 20 Tai Chung Road, Tsuen Wan, Hong Kong
Project:	Office building
Current status:	Construction has been completed and the building is ready for occupation. Ground floor shops were all sold and presale of office units are underway.

5th HK Property Project – T73

Investment:	HKD33.8 million or around USD4.3 million (7.5% effective ownership)
Location:	71 – 75 Chai Wan Kok Street, Tsuen Wan, Hong Kong
Project:	Industrial building
Current status:	Final approval for occupation has been obtained. Office units in the project are on sale in the market.



T18



T73

Both projects have been completed and are currently in the market for strata-title sales. The market is being closely monitored so as to realise the best returns from these projects.

UPDATES ON HONG KONG PROPERTY PROJECTS

6th HK Property Project – CSW1018

Investment:	HKD35.2 million or around USD4.5 million (3.825% effective ownership)
Location:	1016 – 1018 Tai Nam West Street, Kowloon, Hong Kong
Project:	Industrial office building to be completed by 2022
Current status:	Development of the property is almost finished and the final stage of approval is underway. 1/3 of the building's GFA has been committed by investors.



CSW1018

7th HK Property Project – T11

Investment:	HKD53.75 million or around USD6.85 million (8.27% effective ownership)
Location:	11 – 15 Chai Wan Kok Street, Tsuen Wan, Hong Kong
Project:	Office building to be completed in 2Q2022
Current status:	Development of the property is almost completed and the final stage of approval is underway. The shop and a unit have been committed by investors and the official sale may be launched soon.



T11

TSUEN WAN PROJECTS (AERIAL VIEW)



UPDATES ON HONG KONG PROPERTY PROJECTS

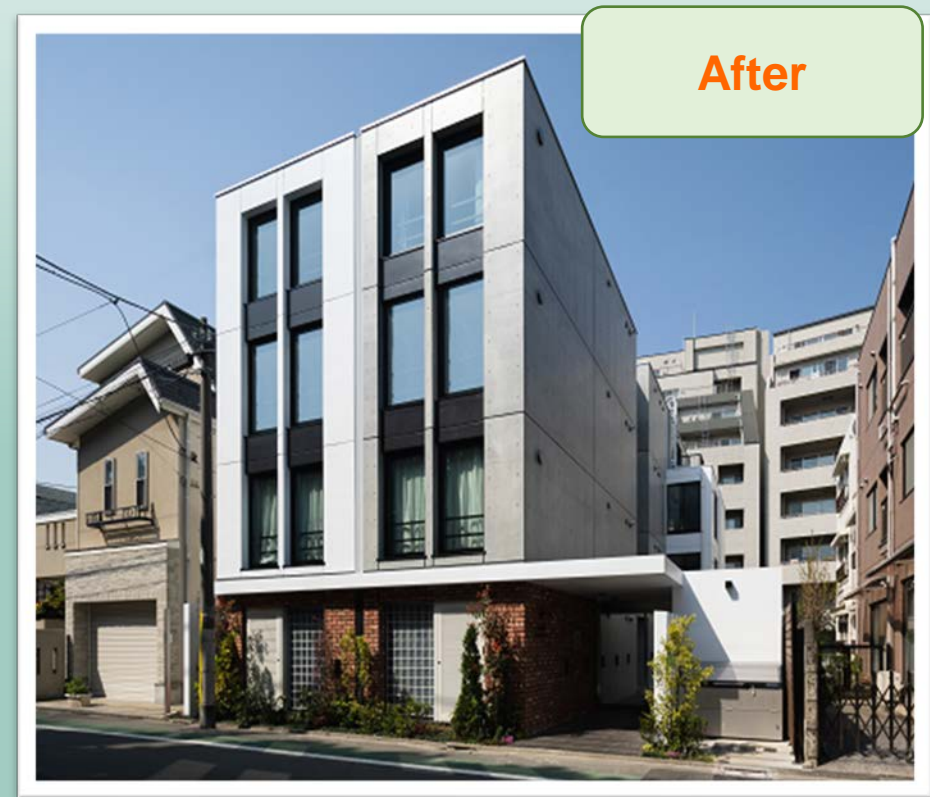
8 th HK Property Project – CSW918	
Investment:	HKD33.0 million or around USD4.23 million (3.0% effective ownership)
Location:	916 – 926 Cheung Sha Wan Road, Hong Kong
Project:	Two phases of an industrial office building complex to be completed by 2023
Current status:	Superstructure construction will commence in Jul 2022 and this building will be ready for occupation in Jun 2023. The location of this project is good and there are investors ear-marking some floors of the building for purchase.



CSW918

ALERO PROJECTS

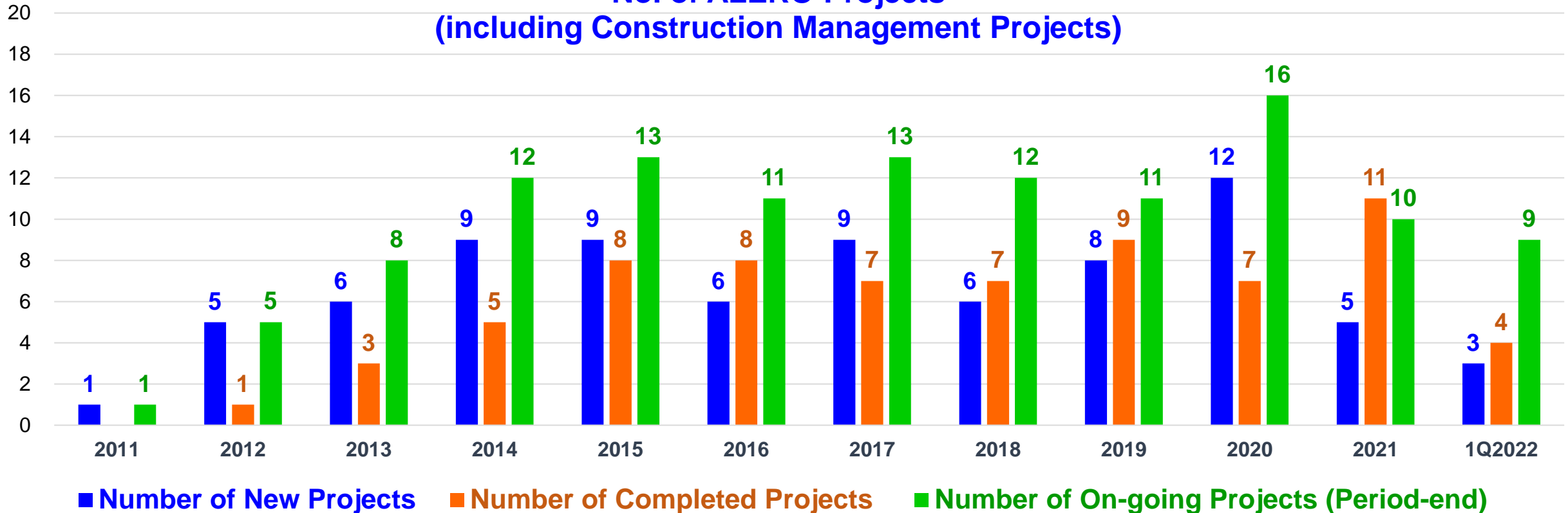
- The Group invests in and develops small residential property projects in Tokyo, named “ALERO” Series.
- The Group purchases land and develops into 4 - 5 storey buildings with 10 - 30 units of studio or maisonette type flats.
- The completed projects are typically sold en bloc.



ALERO PROJECTS

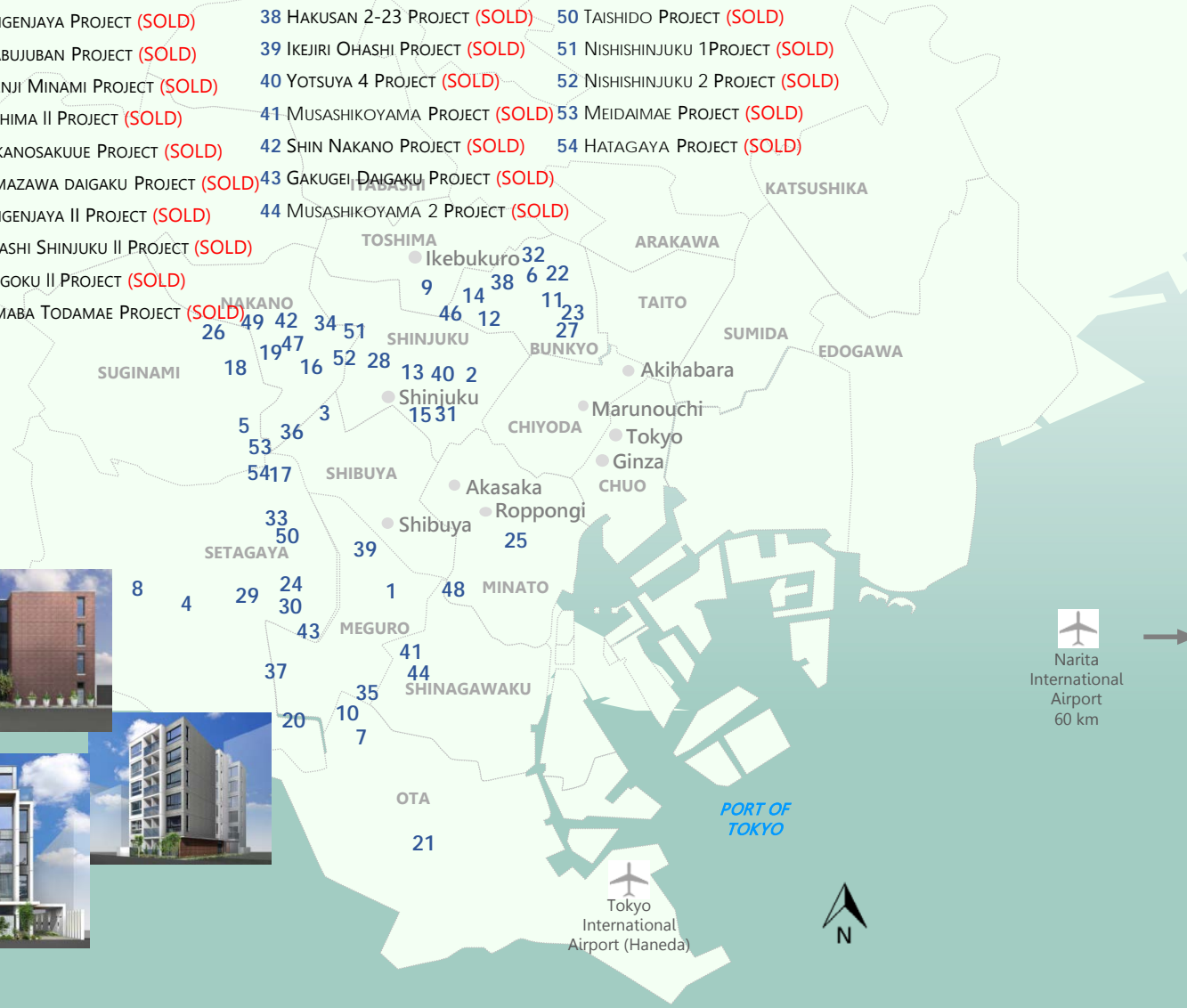
The Group has very stringent selection criteria in selecting new ALERO projects, and will not compromise internal assessment requirements to chase after new projects. It is due to the Group's cautious approach that every ALERO project that the Group invested in had been profitable since the Group started the ALERO series in 2011.

**No. of ALERO Projects
(including Construction Management Projects)**



SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN (SOLD PROJECTS)

- | | | | |
|------------------------------------|---------------------------------------|-----------------------------------|------------------------------------|
| 1 SHIMOMEGURO PROJECT (SOLD) | 20 OKUSAWA PROJECT (SOLD) | 34 TAKADANOBABA II PROJECT (SOLD) | 46 TAKADA PROJECT (SOLD) |
| 2 AKEBONOBASHI PROJECT (SOLD) | 21 NISHI KAMATA PROJECT (SOLD) | 35 SENKOKU PROJECT (SOLD) | 47 NAKANO SHINBASHI PROJECT (SOLD) |
| 3 HATAGAYA PROJECT (SOLD) | 22 HAKUSAN III PROJECT (SOLD) | 36 SASAZUKA II PROJECT (SOLD) | 48 SHIROKANE PROJECT (SOLD) |
| 4 SAKURA-SHIMMACHI PROJECT (SOLD) | 23 YUSHIMA I PROJECT (SOLD) | 37 NAKANE PROJECT (SOLD) | 49 NAKANO 5 PROJECT (SOLD) |
| 5 HONANCHO PROJECT (SOLD) | 24 SANGENJAYA PROJECT (SOLD) | 38 HAKUSAN 2-23 PROJECT (SOLD) | 50 TAISHIDO PROJECT (SOLD) |
| 6 SENGOKU PROJECT (SOLD) | 25 AZABUJUBAN PROJECT (SOLD) | 39 IKEJIRI OHASHI PROJECT (SOLD) | 51 NISHISHINJUKU 1 PROJECT (SOLD) |
| 7 OOKAYAMA PROJECT (SOLD) | 26 KOENJI MINAMI PROJECT (SOLD) | 40 YOTSUYA 4 PROJECT (SOLD) | 52 NISHISHINJUKU 2 PROJECT (SOLD) |
| 8 CHITOSEFUNABASHI PROJECT (SOLD) | 27 YUSHIMA II PROJECT (SOLD) | 41 MUSASHIKOYAMA PROJECT (SOLD) | 53 MEIDAIMAE PROJECT (SOLD) |
| 9 MEIJO PROJECT (SOLD) | 28 NAKANOSAKUUE PROJECT (SOLD) | 42 SHIN NAKANO PROJECT (SOLD) | 54 HATAGAYA PROJECT (SOLD) |
| 10 OOKAYAMA3 PROJECT (SOLD) | 29 KOMAZAWA DAIGAKU PROJECT (SOLD) | 43 GAKUGEI DAIGAKU PROJECT (SOLD) | |
| 11 HAKUSAN2 PROJECT (SOLD) | 30 SANGENJAYA II PROJECT (SOLD) | 44 MUSASHIKOYAMA 2 PROJECT (SOLD) | |
| 12 EDOGAWABASHI PROJECT (SOLD) | 31 HIGASHI SHINJUKU II PROJECT (SOLD) | | |
| 13 NISHI WASEDA PROJECT (SOLD) | 32 SENGOKU II PROJECT (SOLD) | | |
| 14 OTOWA PROJECT (SOLD) | 33 KOMABA TODAMAE PROJECT (SOLD) | | |
| 15 HIGASHI SHINJUKU PROJECT (SOLD) | | | |
| 16 NAKANO SAKAUE PROJECT (SOLD) | | | |
| 17 SASAZUKA PROJECT (SOLD) | | | |
| 18 HIGASHI KOENJI PROJECT (SOLD) | | | |
| 19 NAKANO 3-CHOME PROJECT (SOLD) | | | |



Narita International Airport
60 km

Tokyo International Airport (Haneda)

Small Residential Projects in Tokyo, Japan (Sold Projects)



SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN (PROJECTS UNDER CONSTRUCTION/PLANNING) As At 31 MARCH 2022 (EXCLUDING COMMERCIAL MANAGEMENT PROJECT)

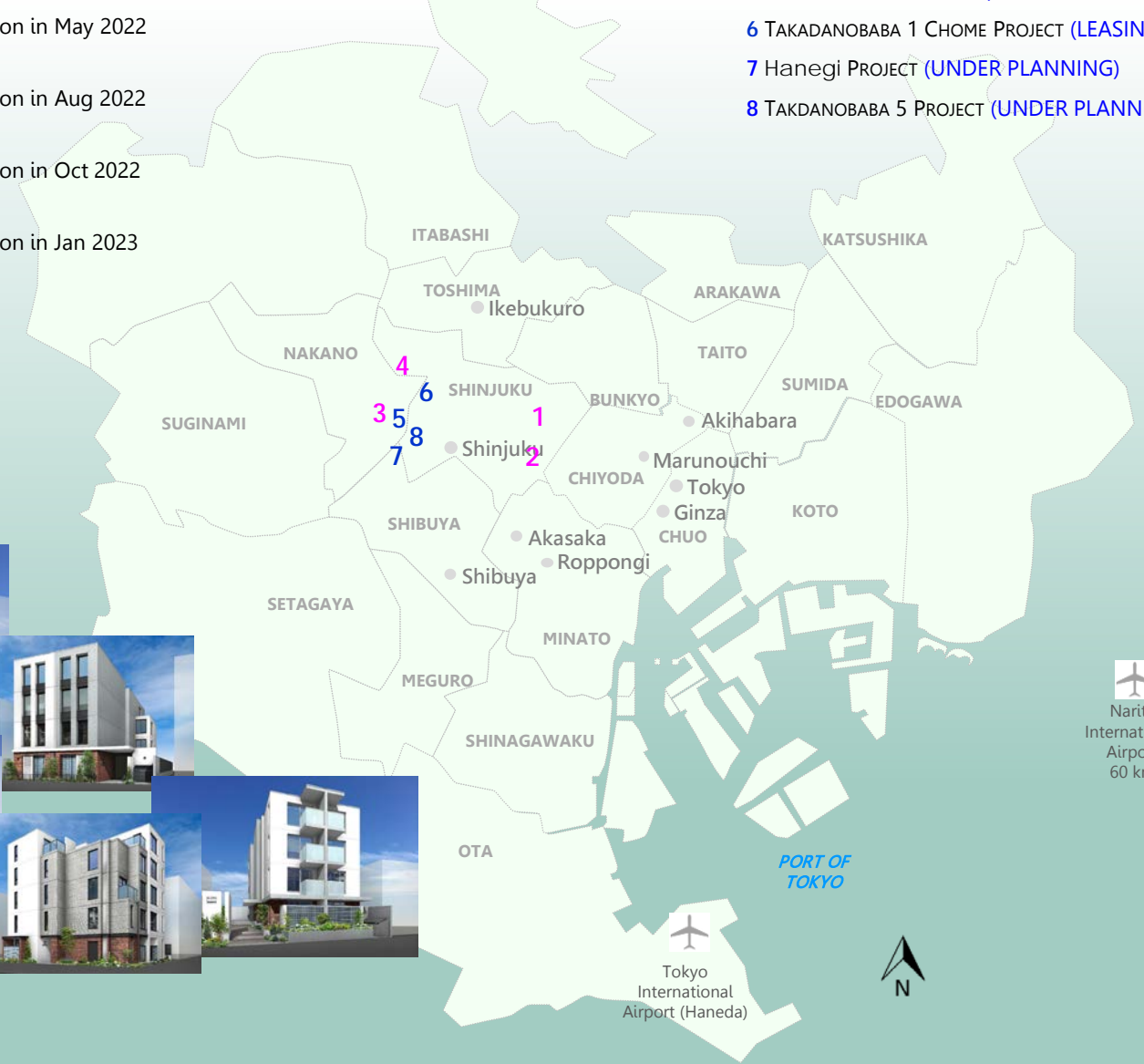
Pending construction completion

- 1 YARAICHO PROJECT
scheduled for completion in May 2022
- 2 KAGACHO PROJECT
scheduled for completion in Aug 2022
- 3 HOUNANCHO PROJECT
scheduled for completion in Oct 2022
- 4 SHIMOOCHIAI PROJECT
scheduled for completion in Jan 2023

Pending sales completion

Projects under lease

- 5 TAKADANOBABA PROJECT (LEASING PROJECT)
- 6 TAKADANOBABA 1 CHOME PROJECT (LEASING PROJECT)
- 7 Hanegi PROJECT (UNDER PLANNING)
- 8 TAKDANOBABA 5 PROJECT (UNDER PLANNING)



Small Residential Projects in Tokyo, Japan (Projects under Construction/ Leasing/ Pending Sales Completion)

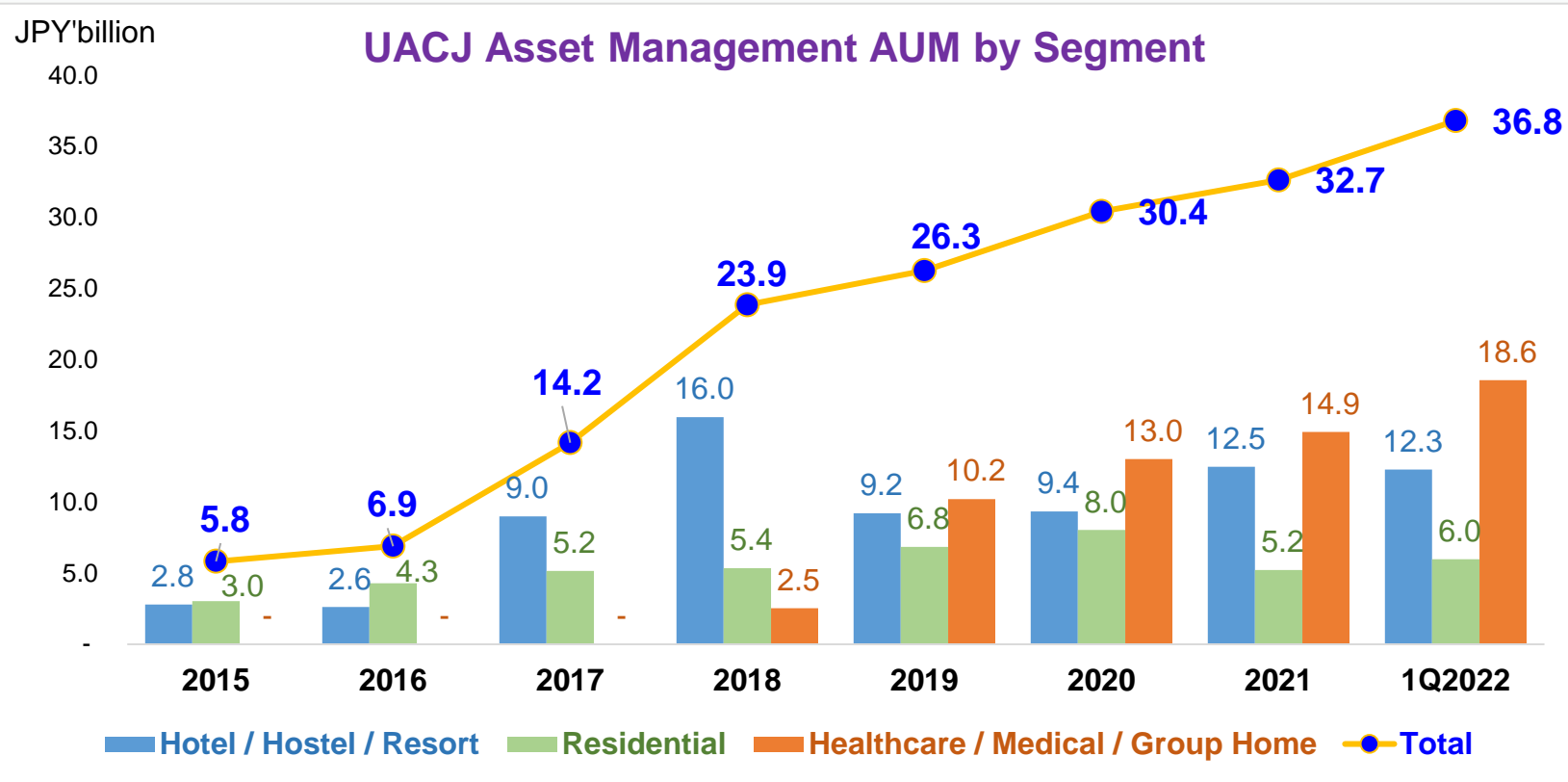


Narita International Airport 60 km

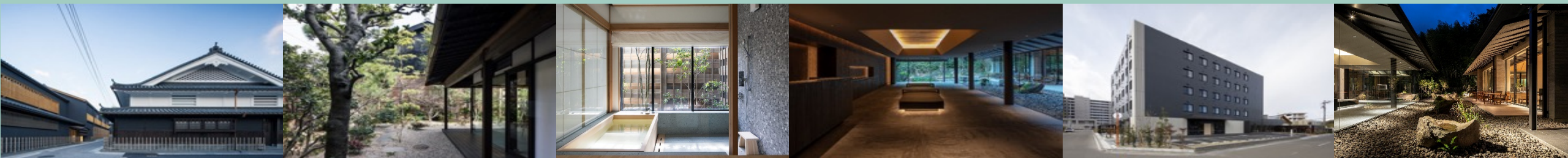
Tokyo International Airport (Haneda)



UACJ ASSETS UNDER MANAGEMENT



The Group's property assets under management by subsidiary Uni-Asia Capital (Japan) Ltd ("UACJ") had reached **JPY36.8 billion** as at end of 1Q2022. As shown on the chart on the left, such assets include Hotel/Hostel/Resort property assets (JPY12.3 billion), Residential property assets (JPY6.0 billion), as well as Healthcare property assets (JPY18.6 billion). The different asset classes demonstrated the depth and scope of UACJ's asset management capabilities. The Group will continue to build on its reputation to increase property assets under management in Japan to increase asset management fee income.





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THANK YOU!

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