



UNI-ASIA
FINANCE CORPORATION

Registration No. CR-72229

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

Full Year 2010 Corporate Update Presentation

28 February 2011



**YOUR TRUSTED PARTNER
IN ALTERNATIVE INVESTMENTS**

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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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1. Financial Highlights

2. Business Update

3. Market Update/Strategy

Financial Highlights

The Company's profit improved to a net profit of US\$2.3 M in full year FY10 from a net loss of US\$ 15.7 M in FY09

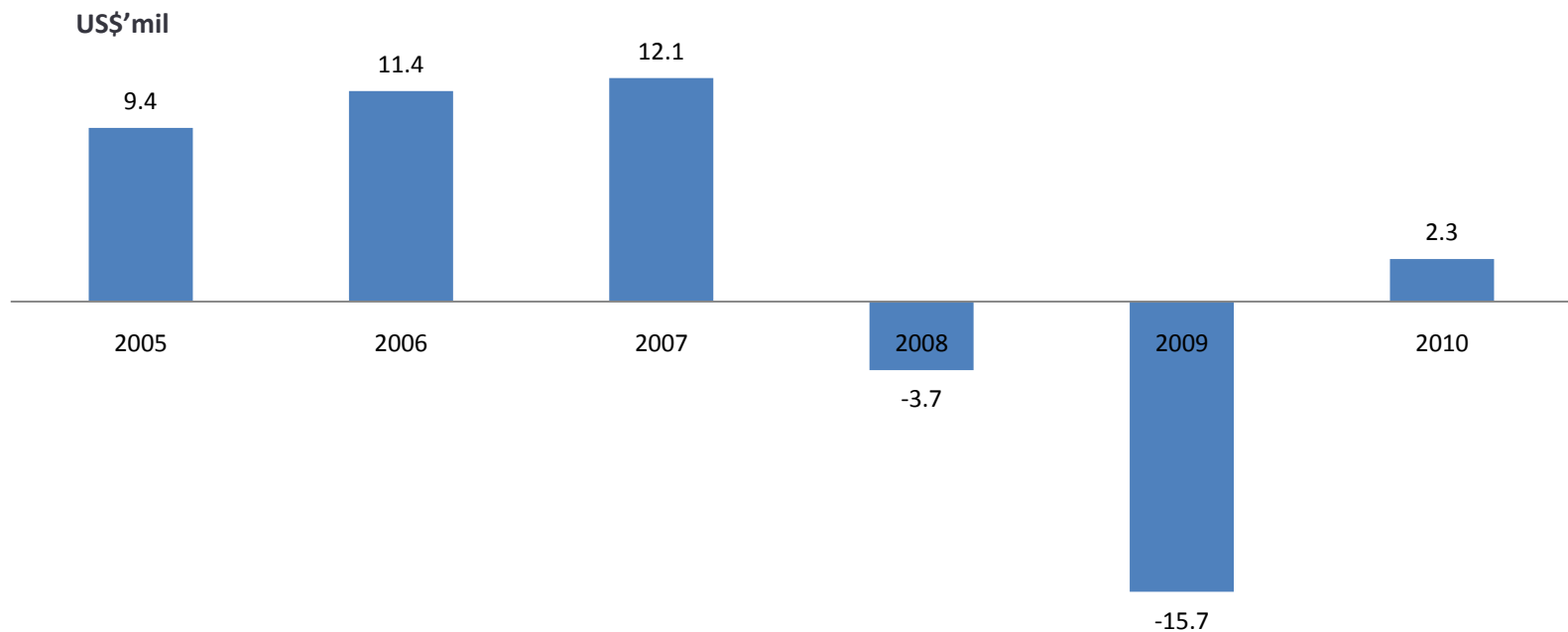
Income Statement

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

**The Company recorded a net profit after
two consecutive years of losses**

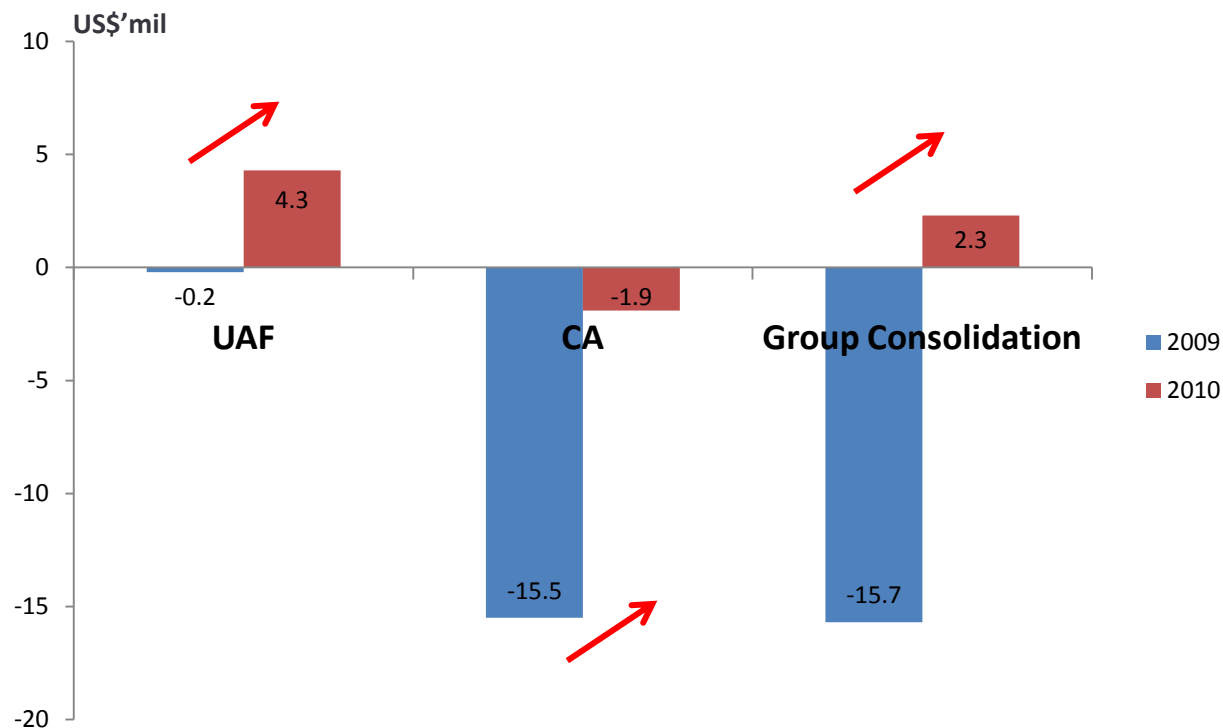
Net Profit/(loss) of the Group



Financial Highlights

Performance of both UAF and CA improved in FY10

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



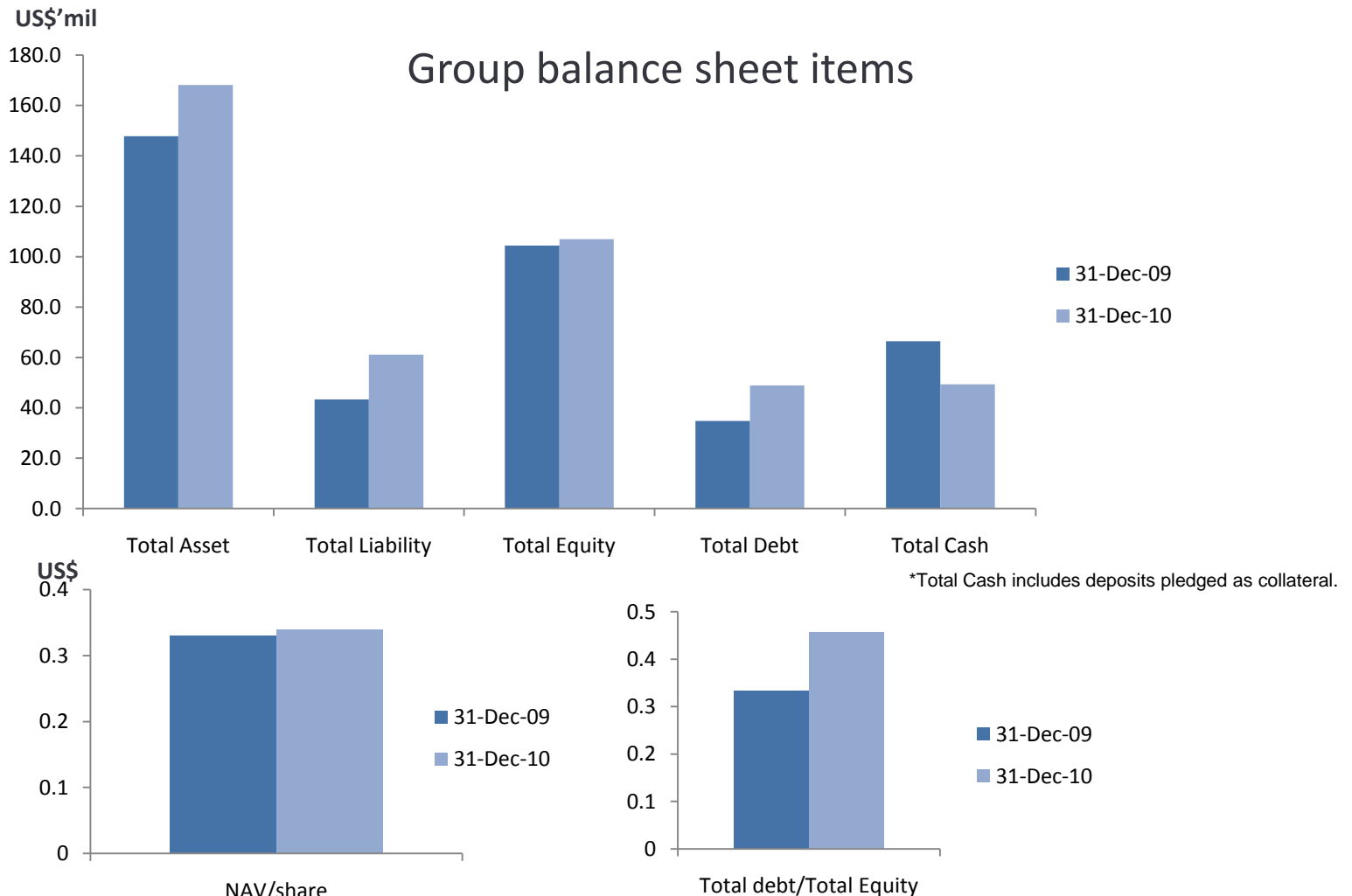
UAF = Uni-Asia Finance before consolidation with Capital Advisers Group

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

Size of Group Balance Sheet has increased due to new projects investment with external fund resources



Financial Highlights

Income Statement – Contribution Breakdown

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

US\$'mil	From UAF	From CA
Revenue	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.

Financial Highlights(UAF Non-consolidated with CA)

UAF recorded US\$ 4.3 M net profit in FY10

Y-o-Y Performance- UAF

US\$'mil	FY10	FY09 (adjusted*)
Revenue	8.7	25.4
Fee Income	5.0	12.9
Investment Returns	1.1	10.7
Interest Income	1.1	1.5
Other Income	1.5	0.3
Expenses	4.1	15.7
Employee Benefits Expense	3.6	4.2
Non-personnel Expenses	0.5	11.5
Operating Profit	4.6	9.7
Finance Costs	0.2	8.5
Profit before taxation	4.4	1.2
Profit / (Loss) after taxation	4.3	(0.2)

FY09

The numbers of income and expenses were inflated due to the following factors:

- Charter Income from a vessel owning subsidiary
- Realised gain on investment from the disposal of shares of a vessel owning subsidiary
- FX loss of a vessel owning subsidiary
- Operating cost & finance cost of a vessel owning subsidiary

FY10

The performance improved mainly due to the following factors:

- Increase in finance arrangement fee
- Lesser amount of loss on fair value adjustment
- Net FX gain (loss in FY09)
- Increase in other business income, in relation to maritime investment business

* "FY 09 (adjusted)" is presented for illustration purpose which is adjusted by reflecting consolidation adjustments, including elimination of fair value adjustment loss of US\$13.2 M on its investment in CA, inter-company loan interest and others. Before consolidation adjustments, UAF made a loss of US\$ 13.1 M in FY09. Figures in FY10 are before consolidation adjustments.

Financial Highlights(UAF Non-consolidated with CA)

Arrangement fee of UAF increased from FY09

Fee income of UAF

US\$'mil	FY10	FY09	Inc/(Dec)
Fee Income	5.0	12.9	(7.9)
Arrangement & agency fee	2.6	0.9	1.7
Project management fee	0.0	0.7	(0.7)
Brokerage commission	1.0	1.0	0.0
Incentive fee	0.0	0.1	(0.1)
Asset management & admin fee	1.4	1.3	0.1
Charter income	0.0	8.9	(8.9)

- Arrangement fee has increased in FY10 as we successfully arranged more financial deals.
- No charter income in FY10, as two vessels owning subsidiaries which earned charter income in FY09 were deconsolidated

Financial Highlights(UAF Non-consolidated with CA)

UAF's investment return decreased

Investment returns of UAF

US\$'mil	FY10	FY09 (Adjusted*)	Inc/(Dec)
Investment returns	1.1	10.7	(9.6)
Gain on derivative financial instruments	0.1	(1.0)	1.1
Interest on performance note	0.3	0.7	(0.4)
Realised gain/loss on investment	0.5	11.2	(10.7)
Fair value adjustments on investment*	(0.1)	(0.5)	N.M.
Property rental	0.3	0.3	0.0

- In FY09, realised gain was caused by the disposal of our shares in a vessel holding subsidiary which resulted in the deconsolidation of the subsidiary. There was no such income in FY10

*FY09 (adjusted) is reflecting reversal of loss on fair value adjustment of US\$ 13.2 M on its investment in CA as consolidation adjustment.

Financial Highlights(CA before consolidation with UAF)

Net loss of CA was substantially reduced in FY10

Y-o-Y performance - CA

US\$'mil	FY10	FY09	Inc/(Dec)
Revenue	40.1	29.7	10.4
Fee Income	4.8	4.8	0.0
Investment Returns	(0.9)	(7.1)	6.2
Hotel Income	35.8	31.8	4.0
Interest Income	0.0	0.0	0.0
Other Income	0.4	0.2	0.2
Expenses	39.1	44.7	(5.6)
Employee Benefits Expense	10.4	12.5	(2.1)
Non-personnel Expenses	28.7	32.2	(3.5)
Operating (Loss) / Profit	1.0	(15.0)	16.0
Finance Costs	1.7	1.3	0.4
Share of results of associates	0.0	(0.2)	0.2
(Loss) / Profit after taxation	(1.9)	(15.5)	13.6

· Lesser amount of fair adjustment loss
· No loss on disposal of property in FY10 (US\$ 1.9M in FY09)

· Vista Hotel Kyoto, which opened in June 09 contributed to full year results in FY10
· Improvement of overall hotel performance

· Stringent expense control

· Writeback of impairment loss (FY09: US\$1.9M loss. FY10: US\$1.8M recovery)

· Reversal of provision for hotel onerous contract (FY09: US\$1.8M provision. FY10: US\$0.8M net reversal)

All figures are before consolidation adjustments.

Financial Highlights

How are our funds employed

US\$'mil	Dec 10	Dec 09	
Maritime Investment	55.8	31.4	The increase is mainly due to new investments in vessels
Non-current assets	52.5	31.4	
Investments	30.7	27.6	
Deposits for purchase of vessels	18.0	0.0	
Loan to vessels owning companies	3.8	3.8	
Current assets	3.3	0.0	
Loan to vessels owning companies	3.3	0.0	
Property Investment in China & Hong Kong	6.9	4.3	
Non-current assets	6.9	4.3	
Investment property	4.9	4.3	
Investment in joint investment company	2.0	0.0	
Property Investment in Japan	45.0	36.8	The increase is due to 1) appreciation of JPY against US\$ 2)) writeback of impairment loss
Non-current assets	45.0	36.8	
Investment in SPCs and associates	13.9	14.0	
Loan to SPCs	3.6	0.0	
Property, plant and equipment	27.5	22.8	
Cash and Cash equivalents (Free Cash)	26.5	53.3	
Deposit pledged as collateral	22.7	13.1	
Others	11.2	8.9	
Total	168.1	147.8	

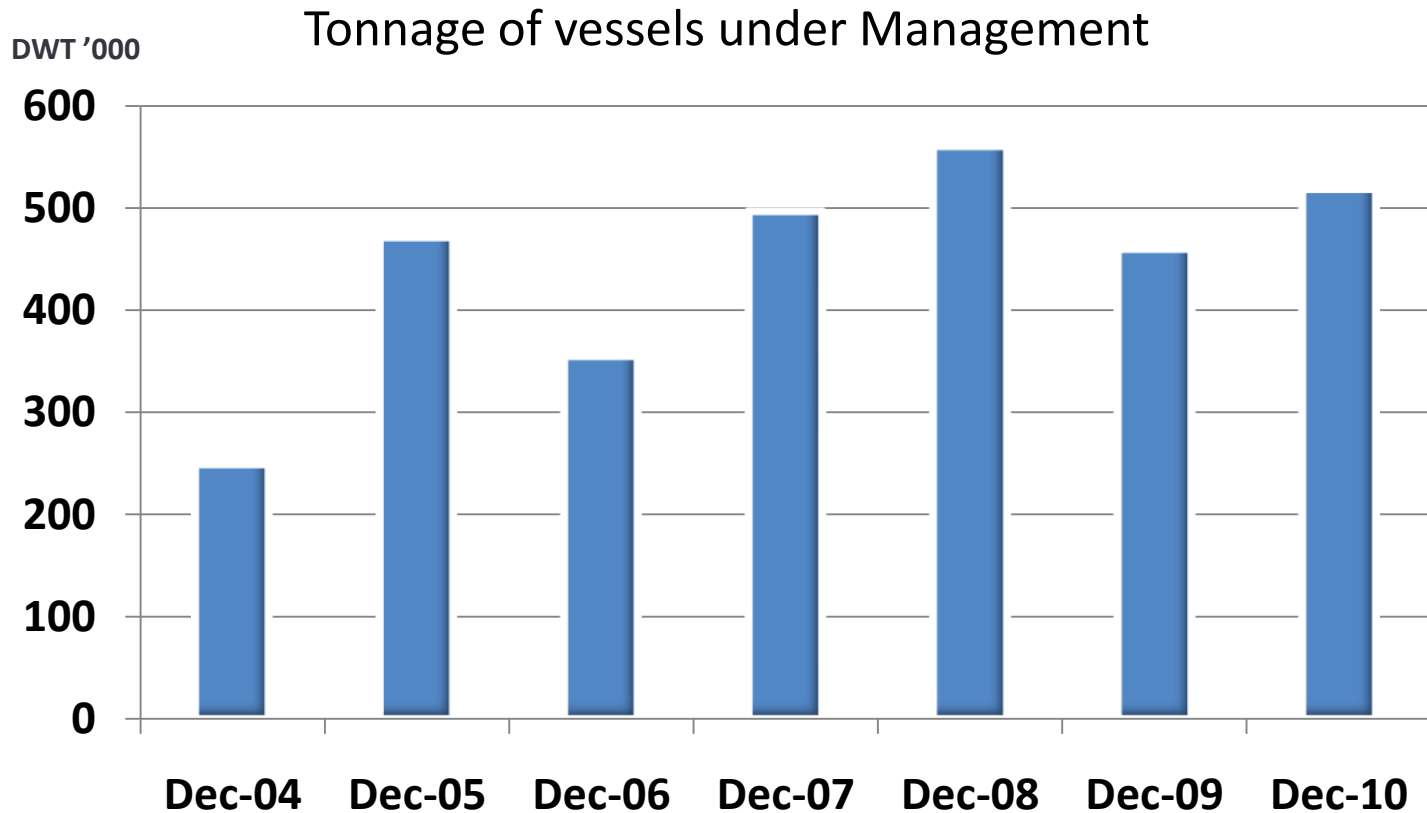
1. Financial Highlights

2. Business Update

3. Market Update/Strategy

Business Update

Vessels under management ↑ in 2010 due to new acquisition of vessels



Vessels under construction and vessels wholly owned by UAF are included.

Business Update

Expanding vessel portfolio taking advantage of market situation

List of vessels invested / under management

	Type	Capacity	Year of Built	Ship yard	Charter Period										Charterer	TC/BB		
					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	Bulker	29,000 DWT	2011	Y-Nakanishi													Pacific Basin	TC
11	Container	4,300 TEU	2007	Hyundai Mipo													Evergreen	TC
12	Container	4,300 TEU	2007	Hyundai Mipo													Evergreen	TC
Sole investment																		
13	Bulker	29,100 DWT	2012	Y-Nakanishi													Not fixed yet	TC
14*	Bulker	37,000 DWT	2013	Onomichi													Not fixed yet	TC

As of 31 January 2011. Including vessels majority owned by the Company

Before Delivery TC= Time Charter
 Charter contract BBC= Bare Boat Charter

* No. 14 was acquired in January 2011

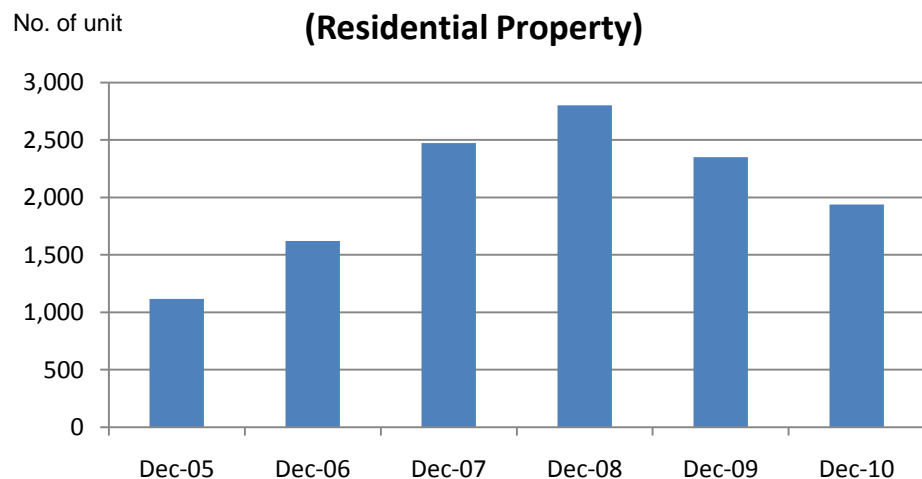
- Two new handysize bulk carriers (No. 10 and 13) were acquired in 2010

Business Update

Property assets under management in Japan ↓

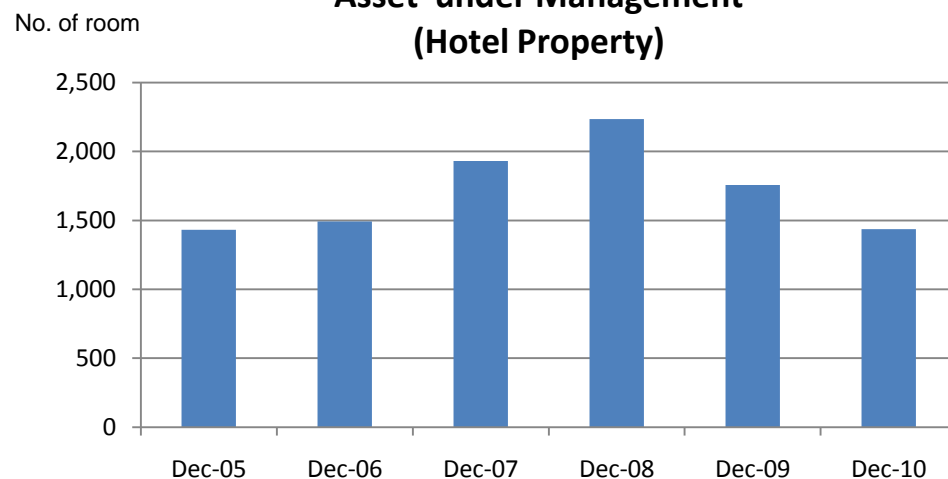
Residential / hotel assets under management by CA

**Asset under Management
(Residential Property)**



Capital Advisers' own investment assets are included
Properties under construction are included

**Asset under Management
(Hotel Property)**



Capital Advisers' own investment assets are included
Properties under construction are included

Business Update

We are operating 13 hotels in Japan

List of hotels under operation by CA

Hotel	Location	Ownership	Number of Rooms	Business Type*	Opening/Acquisition	Original Opening	Major Customers	
1	Asakusa Vista Hotel	Asakusa, Tokyo	J-REIT	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.



Business Update

Key developments for the year

Maritime Investment / Management

- ❖ **Conducted shipping fund seminar in Tokyo (April 2010)**
 - To promote ship investment fund for our business expansion

- ❖ **Established a new wholly owned subsidiary (May 2010)**
 - Uni Ships Line Inc Limited¹ was established as a ship investment and operation arm of the group to enhance our ship owning / operating business

¹ Uni Ships Line Inc. Limited was renamed Uni-Asia Shipping Limited in October 2010

- ❖ **Acquisition of a new 29,000dwt handy bulk carrier (May 2010)**
 - The vessel is scheduled to be delivered in 2Q 2011.

- ❖ **Acquisition of a new 29,100 dwt handy bulk carrier (announced in September 2010)**
 - The vessel is scheduled to be delivered in 2Q 2012

Business Update

Key developments for the year

Property Investment /Management in Japan

- ❖ **New asset management contract for hotel and commercial building in Sapporo (June 2010)**
 - Took over as the asset manager of a new type of property with commercial space

Property Investment /Management in China and Hong Kong

- ❖ **Participation in property development project in Hong Kong through a newly established joint investment company (August 2010)**
 - This is the first property investment in Hong Kong by the Company.

Business Update

Key developments for the year

Corporate

❖ Increase of UAF's share interest in Capital Advisers from 92.7 % to 96.9%

(April 2010)

- UAF purchased 750 shares of Capital Advisers at the price of JPY 100/share (≐ US\$1.1 / share) from minority shareholders

❖ Use of net proceeds of S\$ 25.3 million raised from the share placement in 2009 (announced in June 2010)

- Fully utilised placement proceeds for maritime investment projects, property investment project and working capital requirement for the group

1. Financial Highlights

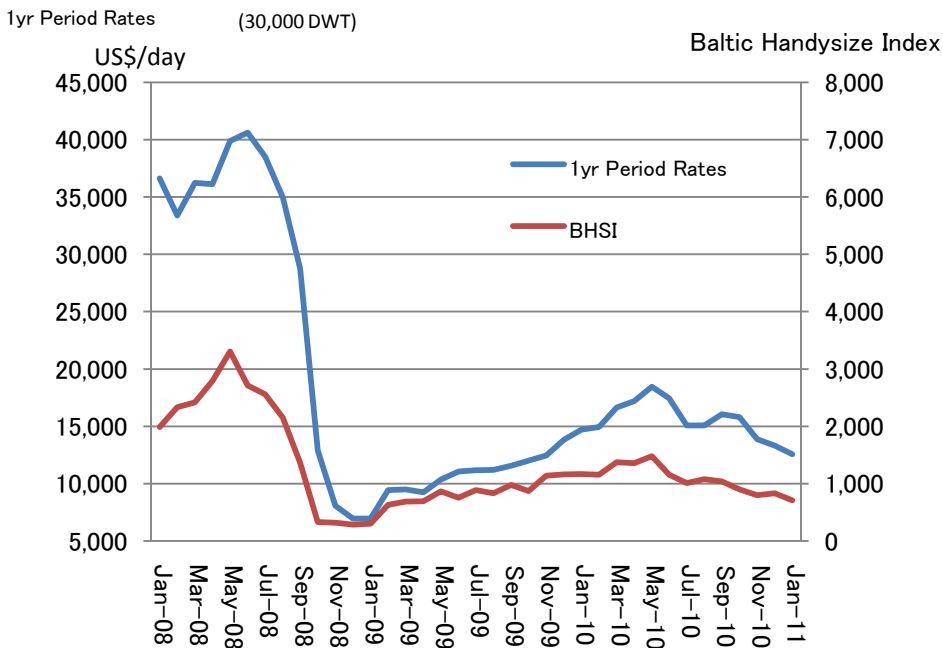
2. Business Update

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Market Update

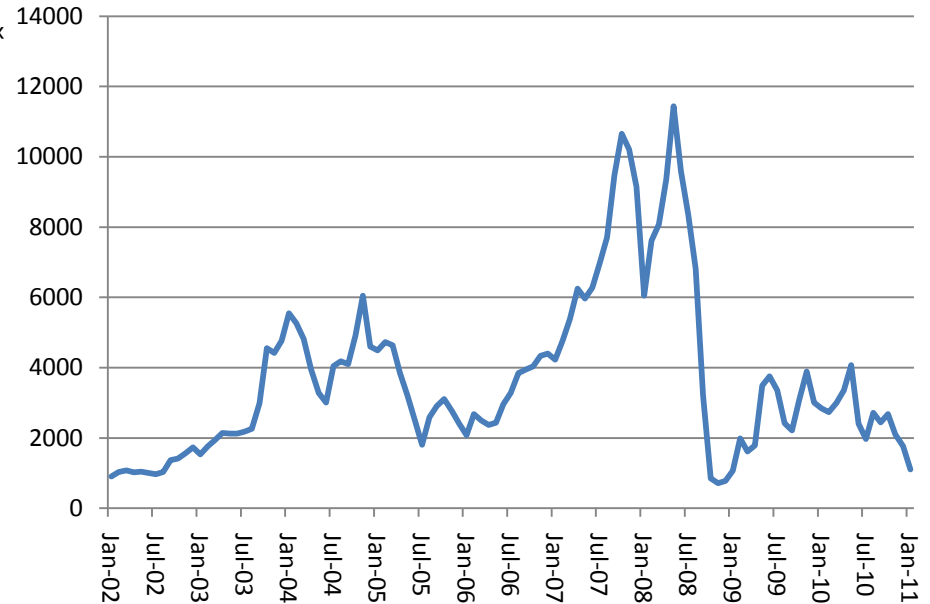
Update of maritime industry Shipping Market – Handysize Bulk Carrier

Baltic Handysize Index / One Year Time Charter Rate Movement for last 3 years



Source: Bloomberg/Clarksons

Baltic Dry Index Movement from 2002



Source: Bloomberg

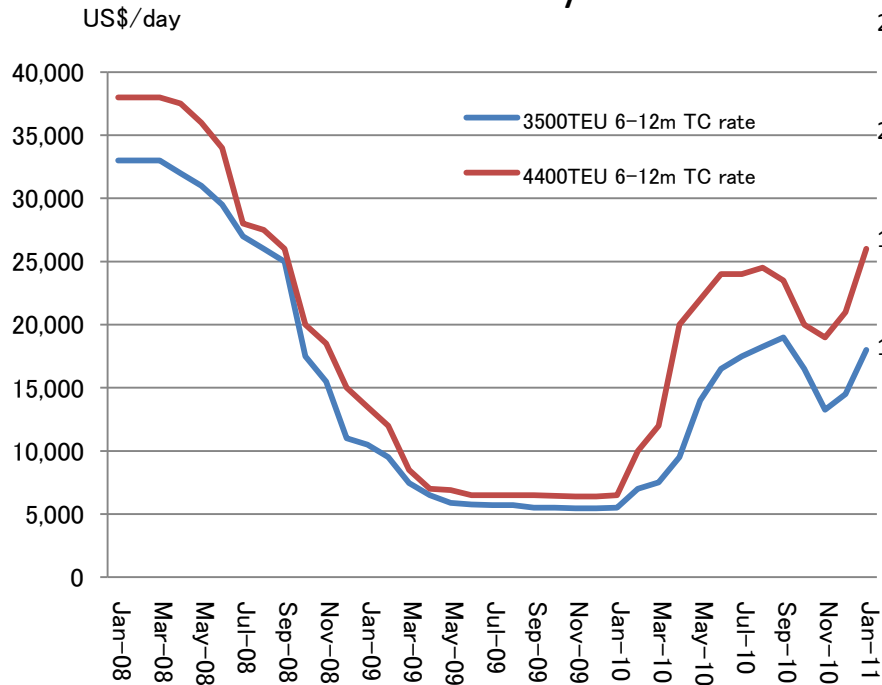
Recovery is not stable and is weakening again

Market Update

Update of maritime industry Shipping Market – Container Vessel

Time Charter Rates

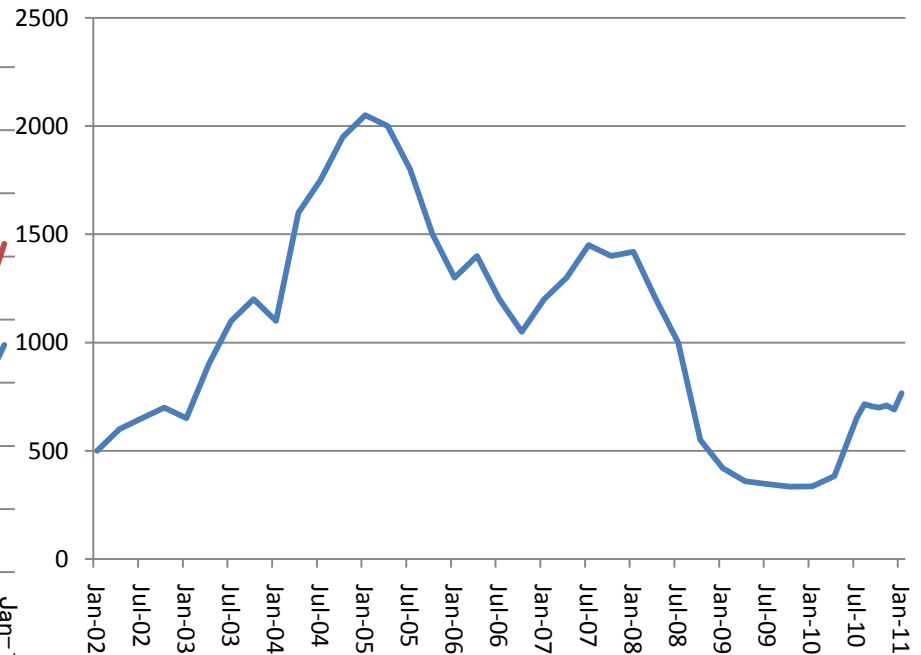
Movement for last 3 years



Source: Clarksons

Howe Robinson Charter Index

Movement from 2002



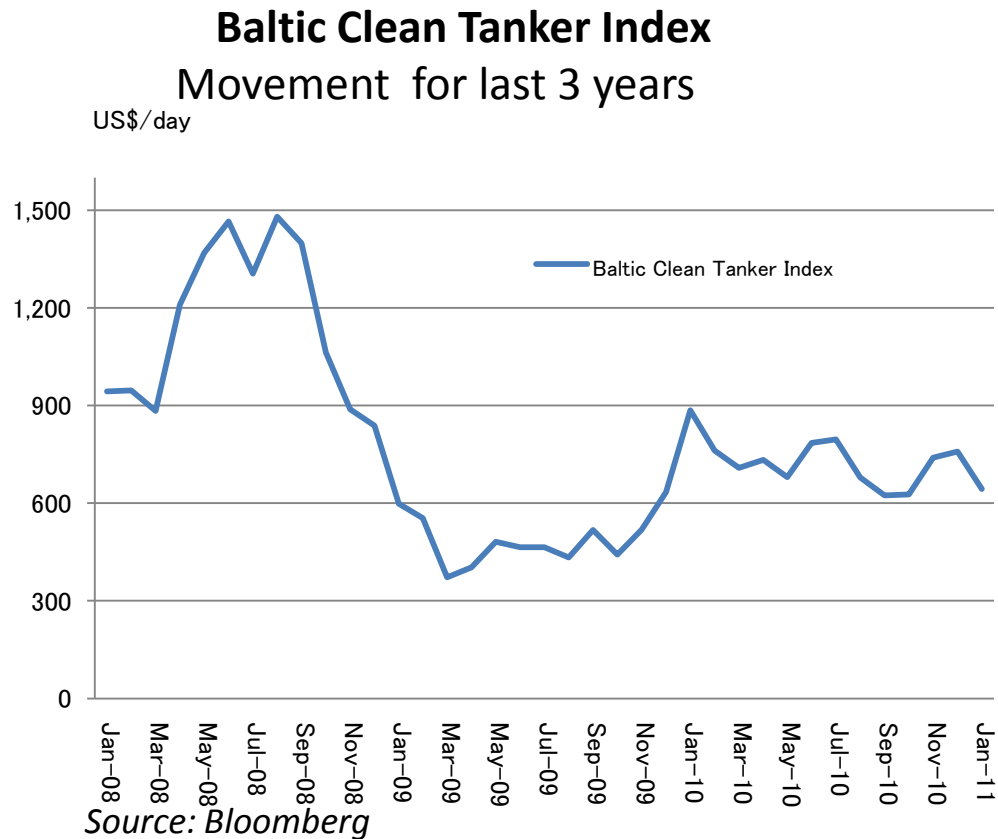
Source: Tradewinds

Recovery of the market is confirmed but it is erratic

Market Update

Update of maritime industry

Shipping Market – Product Tanker



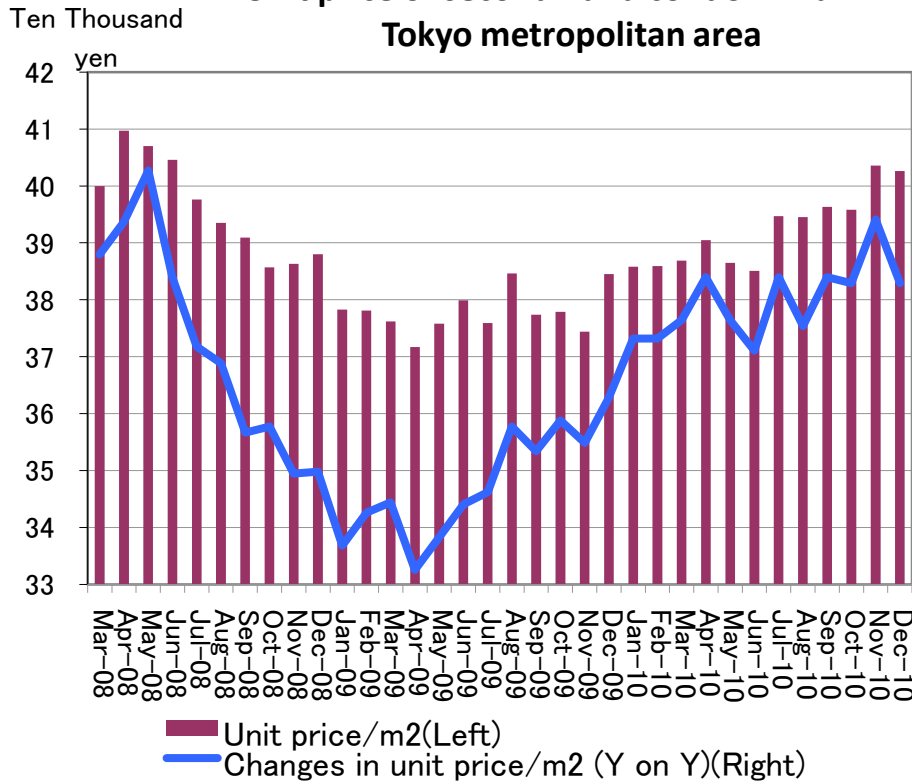
The market has bottomed out, but the recovery is still faltering

Market Update

Update of property market in Japan

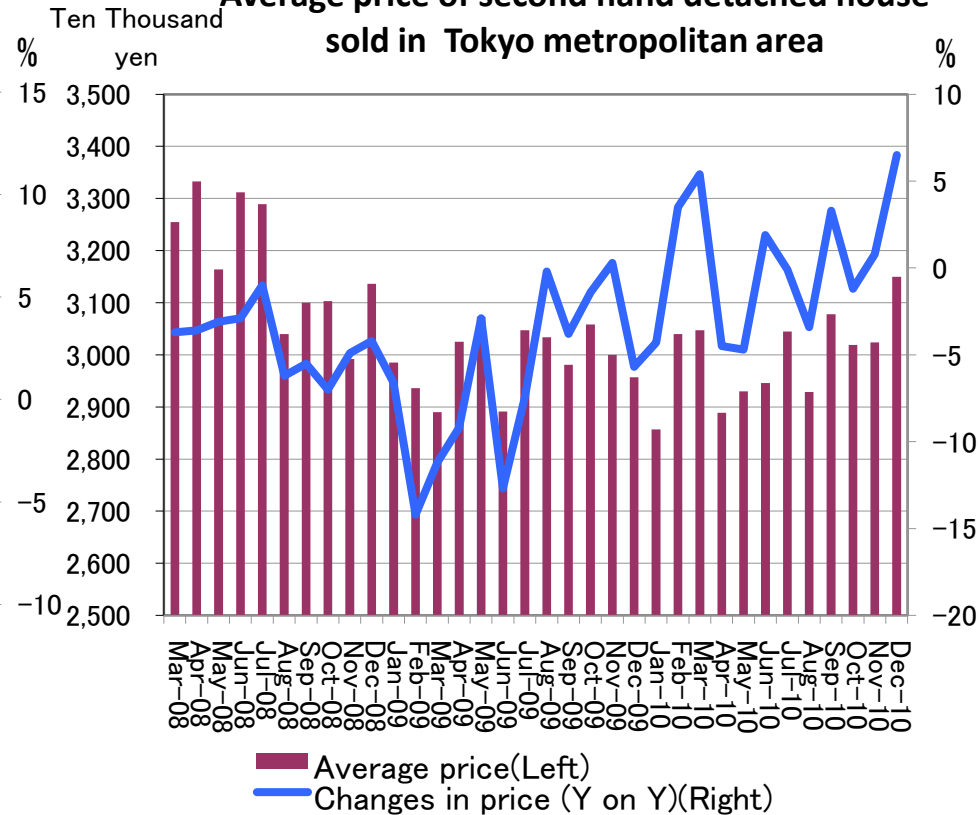
Residential Property Market

Unit price of second hand condominium in Tokyo metropolitan area



Source: REINS (Higashi-nishon Fudosan Ryutsu Kikou)

Average price of second hand detached house sold in Tokyo metropolitan area



Source: REINS (Higashi-nihon Fudosan Ryutsu Kikou)

Residential property market appears to be recovering, but still unstable

Our Strategy and results for 2010

** Continuously focus on profitability for the group

- **Aim to improve profitability in all business segments by enhancing existing business as well as realising new business opportunities**

→ Several new business opportunities that have materialised helped to improve the Group's performance and make a net profit.

- **Strengthen the Group's maritime investment by capturing majority ownership in new vessel investment opportunities to enhance the stable income base**

→ Through Uni-Asia Shipping Limited, a newly established ship owning and operating company, we acquired two newly built handysize bulk carriers in 2010. The Group owns majority ownership of these vessels. The function of Uni-Asia Shipping Limited will be enhanced to acquire more vessels. We acquired one more newly built handy bulk carrier in January 2011

** Continue to capitalise on new investment opportunities

- **To explore a new opportunity-driven fund which invests in discounted vessels with a focus on small handy bulk carriers**

→ We could not establish the fund in 2010. We will continue to make effort to organise the fund.

Our Strategy and results for 2010

- **Seeking for new investment opportunities in both maritime investment and property investment by leveraging on existing wide business network**
→The group invested in two handysize bulk carriers and in Hong Kong property in 2010. There are several pipeline investment projects on hand.

❖ **Enhancement of lean cost structure to ride out the tough business conditions**

- **Maintain expenses at current streamlined level - ongoing cost management**
→The group was stringent in controlling the expenses to maintain the original budget. The amount of operating expenses, including employee benefit expenses was reduced from 2009.

❖ **Prudent management of cash resources**

- **Cautious fund allocation to selective investment opportunities**
→New investment projects are strictly scrutinised for optimal use of our cash.
→Bank loans have been effectively utilised for investment projects in 2010

Our Strategy for 2011

❖ Enhancement of service functions 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 in order to further strengthen our income base

- Look for new investment opportunities in both maritime investment and property investment by utilising the Group's wide business network



UNI-ASIA
FINANCE CORPORATION

Registration No. CR-72229

Incorporated in the Cayman Islands with
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Thank You

