



UNI-ASIA HOLDINGS LIMITED

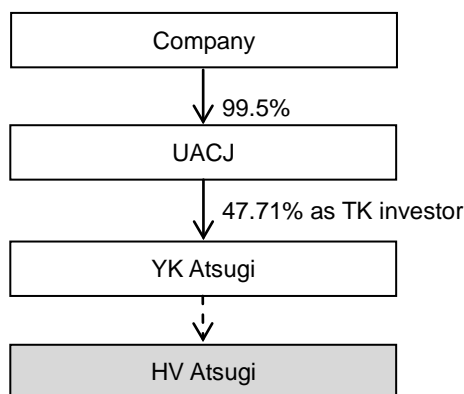
Registration No: CR - 72229

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

SALE OF HOTEL INVESTMENT

The Board of Directors (the “**Board**”) of Uni-Asia Holdings Limited (the “**Company**”) is pleased to announce that Yugen Kaisha Atsugi (“**YK Atsugi**”), an investment vehicle of Uni-Asia Capital (Japan) Limited (“**UACJ**”), a 99.5% owned subsidiary of the Company, has completed the sale of YK Atsugi’s hotel investment, Hotel Vista Atsugi (“**HV Atsugi**”) on 1 November 2013 (the “**HVA Sale**”).

1. **HV Atsugi.** The Company, through UACJ, invests in YK Atsugi as a Tokumei Kumiai (“**TK**”) investor. TK refers to a form of silent partnership structure used in Japan. The Company’s effective interest in YK Atsugi, through the TK structure, is 47.47%. UACJ is the asset manager of YK Atsugi. Prior to the HVA Sale, YK Atsugi owns HV Atsugi.



2. **Material Terms of the HVA Sale.** YK Atsugi had entered into a sale agreement with a non-related buyer on 30 September 2013 for the sale of HV Atsugi and the Sale Agreement was completed on 1 November 2013. The consideration for the HVA Sale was JPY1.67 billion (approximately USD16.89 million), and the Company’s proportionate share arising from the HVA Sale is approximately USD8.02 million. The consideration is determined after considering the highest bid from available buyers.

3. Financial Effects. Pursuant to the requirements of the relevant International Financial Reporting Standard, YK Atsugi is consolidated into the Company's consolidated financial statements since financial year 2008 ("FY2008") when UACJ (then known as Capital Advisers Co., Ltd.) became a subsidiary of the Company. Accordingly, HV Atsugi is classified as a fixed asset in the consolidated financial statements of the Company. The HVA Sale is considered a disposal of fixed asset under the Company's consolidated financial statements. Based on the consideration for the HVA Sale and the book value of HV Atsugi in the Company's consolidated financial statements for the six months ended 30 June 2013, the gain from the HVA Sale is approximately USD2.10 million. Purely for illustrative purposes, based on the foregoing and on the Company's consolidated financial statements for the six months ended 30 June 2013, the net tangible assets per share of the Company would increase from US 29 cents to US 30 cents (assuming the HVA Sale has been completed on 30 June 2013) and the earnings per share of the Company would increase from US 0.63 cents to US 1.08 cents (assuming the HVA Sale has been completed on 30 June 2013).

4. Chapter 10 of the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual. As UACJ is an asset manager and investor in residential and hotel properties, the sale and purchase of such investable assets, including the HVA Sale, is considered to be in the ordinary course of UACJ's business. In view of the foregoing, the Sale Agreement would not constitute a "transaction" as defined in Chapter 10 of the SGX-ST Listing Manual.

5. Interests of Directors and Controlling Shareholders. None of the Directors and controlling shareholders of the Company has any interest, direct or indirect, in the sale.

6. Others. HV Atsugi is operated by Vista Hotel Management Co., Ltd ("VHM"), a wholly owned subsidiary of the Company. Following the HVA Sale, VHM's operating contract with HV Atsugi has been renewed.

For and on behalf of
Uni-Asia Holdings Limited

1 November 2013