



UNI-ASIA HOLDINGS LIMITED

Registration No: CR - 72229

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

FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 SEPTEMBER 2014

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF THIRD QUARTERLY RESULTS

- 1 (a) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Note	3 rd Quarter ("3Q")			9 Months ended 30 September ("9M")		
		2014 US\$'000	2013 US\$'000	% Change	2014 US\$'000	2013 US\$'000	% Change
Fee income	[8(i)]	6,755	5,646	20%	19,316	18,213	6%
Hotel income		9,670	8,913	8%	26,508	30,333	(13%)
Investment returns	[8(iii)]	399	2,870	(86%)	3,338	4,236	(21%)
Interest income		198	257	(23%)	641	792	(19%)
Other income		123	993	(88%)	405	1,658	(76%)
Total income		17,145	18,679	(8%)	50,208	55,232	(9%)
Employee benefits expenses		(3,383)	(3,599)	(6%)	(10,341)	(11,333)	(9%)
Amortisation and depreciation		(1,600)	(1,481)	8%	(4,398)	(3,894)	13%
Vessel operating expenses		(2,212)	(2,088)	6%	(6,078)	(5,354)	14%
Hotel lease expenses		(3,434)	(2,603)	32%	(9,069)	(9,186)	(1%)
Hotel operating expenses		(4,032)	(3,803)	6%	(11,343)	(13,164)	(14%)
Other expenses		(1,328)	(1,625)	(18%)	(3,651)	(3,920)	(7%)
Impairment of property, plant and equipment		-	-	N/M	-	(500)	(100%)
Write-back of provision of onerous contracts		-	28	(100%)	-	212	(100%)
Net foreign exchange loss		(245)	(177)	38%	(290)	(297)	(2%)
Total operating expenses		(16,234)	(15,348)	6%	(45,170)	(47,436)	(5%)
Operating profit		911	3,331	(73%)	5,038	7,796	(35%)
Finance costs – interest expense		(614)	(632)	(3%)	(1,710)	(1,669)	2%
Finance costs – others		(26)	(42)	(38%)	(114)	(184)	(38%)
Allocation to Tokumei Kumiai* investors		7	(62)	111%	79	(188)	142%
Profit before tax		278	2,595	(89%)	3,293	5,755	(43%)
Income tax expense		(25)	(65)	(62%)	(332)	(151)	120%
Profit for the period		253	2,530	(90%)	2,961	5,604	(47%)
Attributable to:							
Owners of the parent		281	2,491	(89%)	3,003	5,463	(45%)
Non-controlling interests		(28)	39	(172%)	(42)	141	(130%)
		253	2,530	(90%)	2,961	5,604	(47%)

* Tokumei Kumiai ("TK") refers to a form of silent partnership structure used in Japan. Allocation to TK investors refers to share of profit and loss attributable to other TK investors of the TK structure.

	3 rd Quarter ("3Q")			9 Months ended 30 September ("9M")		
	2014 US\$'000	2013 US\$'000	% Change	2014 US\$'000	2013 US\$'000	% Change
Profit for the period	253	2,530	(90%)	2,961	5,604	(47%)
Other comprehensive (expense)/ income for the period, net of tax:						
Items that may be reclassified subsequently to profit or loss:						
Exchange differences on translation of foreign operations	(741)	100	(841%)	(827)	(585)	(41%)
Net movement on cash flow hedges	145	(49)	396%	58	(1,098)	105%
Other comprehensive (expense)/ income for the period, net of tax	(596)	51	N/M	(769)	(1,683)	54%
Total comprehensive (expense)/ income for the period	(343)	2,581	(113%)	2,192	3,921	(44%)
Attributable to:						
Owners of the parent	(314)	2,541	(112%)	2,237	3,782	(41%)
Non-controlling interests	(29)	40	(173%)	(45)	139	(132%)
	(343)	2,581	(113%)	2,192	3,921	(44%)

N/M: Not meaningful

1 (b) (i) A statement of financial position for the group and the issuer, together with a comparative statement as at the end of the immediately preceding financial year.

	Group		Company	
	30 September 2014 US\$'000	31 December 2013 US\$'000	30 September 2014 US\$'000	31 December 2013 US\$'000
ASSETS				
Non-current assets				
Investment properties	9,711	10,109	-	-
Intangible assets	71	74	-	-
Property, plant and equipment	132,699	111,923	25	42
Loans receivable	5,964	8,811	2,964	5,811
Loans to subsidiaries	-	-	5,156	5,310
Investments	45,771	31,199	25,270	25,137
Investments in subsidiaries	-	-	53,836	48,766
Rental deposit	1,642	1,610	-	-
Derivative financial instruments	336	230	116	102
Deferred tax assets	45	27	-	-
Deposits for purchase of vessels	9,185	6,895	-	-
Total non-current assets	205,424	170,878	87,367	85,168
Current assets				
Investments	1,209	2,546	-	-
Loans receivable	3,414	2,100	1,100	1,100
Loans to subsidiaries	-	-	14,590	5,524
Derivative financial instruments	-	27	-	27
Accounts receivable	3,192	3,135	348	94
Amounts due from subsidiaries	-	-	288	373
Prepayments, deposits and other receivables	3,480	2,496	802	381
Tax recoverable	469	21	-	-
Deposits pledged as collateral	5,467	7,378	5,467	7,378
Cash and bank balances	34,527	47,566	13,156	30,215
Total current assets	51,758	65,269	35,751	45,092
Total assets	257,182	236,147	123,118	130,260

	Group		Company	
	30 September 2014 US\$'000	31 December 2013 US\$'000	30 September 2014 US\$'000	31 December 2013 US\$'000
EQUITY				
Equity attributable to owners of the parent				
Share capital	75,167	75,167	75,167	75,167
Share premium	31,319	31,319	31,319	31,319
Retained earnings	31,186	30,521	7,694	11,589
Hedging reserve	81	23	(20)	(30)
Exchange reserve	1,967	2,791	-	-
Capital reserve	(117)	(117)	-	-
Total equity attributable to owners of the parent	139,603	139,704	114,160	118,045
Non-controlling interests	1,007	509	-	-
Total equity	140,610	140,213	114,160	118,045
LIABILITIES				
Non-current liabilities				
Borrowings	89,549	62,734	3,656	3,810
Finance lease obligations	-	6	-	-
Due to Tokumei Kumiai investors	633	687	-	-
Derivative financial instruments	21	47	136	132
Other payables	31	30	-	-
Total non-current liabilities	90,234	63,504	3,792	3,942
Current liabilities				
Borrowings	20,155	23,379	4,260	6,262
Finance lease obligations	-	8	-	-
Due to Tokumei Kumiai investors	-	519	-	-
Accounts payable	2,264	2,462	-	-
Amounts due to subsidiaries	-	-	263	198
Other payables and accruals	3,537	5,648	643	1,788
Derivative financial instruments	313	324	-	25
Income tax payable	69	90	-	-
Total current liabilities	26,338	32,430	5,166	8,273
Total liabilities	116,572	95,934	8,958	12,215
Total equity and liabilities	257,182	236,147	123,118	130,260

NOTES:

The Group's non-current assets increased by 20.2% from \$170.9 million on 31 December 2013 to \$205.4 million on 30 September 2014 due mainly to (i) Group's investment in a commercial office development project in Hong Kong (under "Investments"); (ii) delivery of one wholly owned vessel in July 2014 (classified under "Property, plant and equipment") as well as (iii) scheduled payments for ships under construction (classified under "Deposits for purchase of vessels"). Meanwhile current assets reduced from \$65.3 million on 31 December 2013 to \$51.8 million on 30 September 2014 mainly due to reduction in cash to fund the aforementioned investments.

Total liabilities increased to \$116.6 million on 30 September 2014 from \$95.9 million on 31 December 2013 due mainly to increase in borrowings for property and ship related investments.

1 (b) (ii) **Aggregate amount of group's borrowings and debt securities.**

	As at 30 September 2014		As at 31 December 2013	
	Secured US\$'000	Unsecured US\$'000	Secured US\$'000	Unsecured US\$'000
Amount repayable in one year or less, or on demand	16,764	3,391	23,073	306
Amount repayable after one year	76,555	12,994	58,134	4,600
Total	93,319	16,385	81,207	4,906

Details of any collaterals

The Group's borrowings are secured by means of:

- > legal mortgages over certain cash deposits of the holding company
- > legal mortgages over investment properties of subsidiaries
- > legal mortgages over vessels of subsidiaries
- > legal mortgages over freehold properties under the category of "Property, plant and equipment" of a subsidiary

1 (c) A statement of cash flows for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Note	9 Months ended 30 September	
		2014 US\$'000	2013 US\$'000
Cash flows from operating activities			
Profit before tax		3,293	5,755
Adjustments for:			
Investment returns		(3,338)	(4,236)
Realisation of negative goodwill arising on acquisition of a subsidiary		-	(9)
Amortisation and depreciation		4,398	3,894
Loss on disposal of property, plant and equipment		10	-
Impairment of property, plant and equipment		-	500
Write-back of provision of onerous contracts		-	(212)
Net foreign exchange loss		290	297
Interest income		(641)	(792)
Finance costs – interest expense		1,710	1,669
Finance costs – others		114	184
Allocation to Tokumei Kumiai investors		(79)	188
Operating cash flows before changes in working capital		5,757	7,238
Changes in working capital:			
Net change in accounts receivable		(730)	2,095
Net change in prepayments, deposits and other receivables		(1,105)	99
Net change in accounts payable		(138)	(872)
Net change in other payables and accruals		(2,267)	132
Cash flows generated from operations		1,517	8,692
Interest received on bank balances		120	146
Tax paid		(840)	(214)
Net cash flows generated from operating activities	[A]	797	8,624
Cash flows from investing activities			
Purchase of investment properties		(1,237)	(2,024)
Purchase of investments		(17,515)	(2,771)
Proceeds from sale of investment properties		1,651	-
Proceeds from redemption/ sale of investments		5,424	6,824
Net cash inflow on acquisition of an investment		-	17
Deposits paid for purchase of vessels		(2,303)	(6,880)
Purchase of property, plant and equipment		(25,301)	(25,635)
Redemption of Tokumei Kumiai investors		(508)	(27)
Loans advanced		(4,219)	(1,013)
Loans repaid		5,791	3,073
Interest received from loans		536	614
Net decrease in deposits pledged as collateral		1,911	1,510
Proceeds from investments		2,051	634
Settlement of derivative financial instruments		30	1,953
Proceeds from property rental		226	262
Net cash flows used in investing activities	[B]	(33,463)	(23,463)

	Note	9 Months ended 30 September	
		2014 US\$'000	2013 US\$'000
Cash flows from financing activities			
New borrowings		35,373	24,638
Repayment of borrowings		(10,565)	(7,987)
Interests paid on borrowings		(1,636)	(1,639)
Other finance costs paid		(93)	(97)
Payment of lease obligation		(14)	(6)
Dividend paid		(2,338)	(1,904)
Contribution from non-controlling interests		5	-
Payment to non-controlling interest		(54)	(54)
Net cash flows generated from financing activities	[C]	20,678	12,951
Net decrease in cash and cash equivalents		(11,988)	(1,888)
Movements in cash and cash equivalents:			
Cash and cash equivalents at beginning of the period		47,566	43,266
Net decrease in cash and cash equivalents		(11,988)	(1,888)
Effects of foreign exchange rate changes, net		(1,051)	(1,399)
Cash and cash equivalents at end of the period		34,527	39,979

NOTES:

The Group's cash and cash equivalents decreased by \$12.0 million in 9M2014 due mainly to the followings:

- [A] Cash flows generated from operating activities amounted to \$0.8 million for 9M2014 compared to \$8.6 million in 9M2013. While charter income and incentive fee contributed to 9M2014 operating cash flow, lower ad hoc finance arrangement fees coupled with lower asset management fee income from subsidiary, Uni-Asia Capital (Japan) Ltd, resulted in lower operating cash flow for 9M2014 compared to 9M2013.
- [B] Cash flows used in investing activities were \$33.5 million for 9M2014 due to ship and property investments made in 9M2014, including the Group's investment in a new commercial office development project at 650 Cheung Sha Wan Road in Hong Kong as well as payment for delivery of wholly owned vessel in July 2014.
- [C] Cash flows generated from financing activities were \$20.7 million in 9M2014 due mainly to new borrowings in 9M2014 to finance investment acquisitions offset by scheduled borrowings repayments. Dividend for FY2013 approved in AGM was paid in 2Q2014.

1 (d) (i) A statement for the group and the issuer showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalization issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Group	Share capital US\$'000	Share premium US\$'000	Retained earnings US\$'000	Fair value reserve US\$'000	Hedging reserve US\$'000	Exchange reserve US\$'000	Capital reserve US\$'000	Total equity attributable to owners of the parent US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
At 1 January 2013	75,167	31,319	26,965	9	1,050	3,936	(126)	138,320	234	138,554
Profit for the period	-	-	5,463	-	-	-	-	5,463	141	5,604
Other comprehensive expense	-	-	-	-	(1,098)	(583)	-	(1,681)	(2)	(1,683)
Total comprehensive income/ (expense)	-	-	5,463	-	(1,098)	(583)	-	3,782	139	3,921
Capital reserve	-	-	-	(9)	-	-	9	-	-	-
Dividend in respect of 2012	-	-	(1,892)	-	-	-	-	(1,892)	-	(1,892)
Payment to non-controlling interest	-	-	-	-	-	-	-	-	(54)	(54)
At 30 September 2013	75,167	31,319	30,536	-	(48)	3,353	(117)	140,210	319	140,529
At 1 January 2014	75,167	31,319	30,521	-	23	2,791	(117)	139,704	509	140,213
Profit/ (loss) for the period	-	-	3,003	-	-	-	-	3,003	(42)	2,961
Other comprehensive income/ (expense)	-	-	-	-	58	(824)	-	(766)	(3)	(769)
Total comprehensive income/ (expense)	-	-	3,003	-	58	(824)	-	2,237	(45)	2,192
Dividend in respect of 2013	-	-	(2,338)	-	-	-	-	(2,338)	-	(2,338)
Capital reserve	-	-	-	-	-	-	-	-	592	592
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	5	5
Payment to non-controlling interest	-	-	-	-	-	-	-	-	(54)	(54)
At 30 September 2014	75,167	31,319	31,186	-	81	1,967	(117)	139,603	1,007	140,610

Company	Share capital US\$'000	Share premium US\$'000	Retained earnings US\$'000	Fair value reserve US\$'000	Hedging reserve US\$'000	Exchange reserve US\$'000	Capital reserve US\$'000	Total equity attributable to owners of the parent US\$'000	Non-controlling interests US\$'000	Total equity US\$'000
At 1 January 2013	75,167	31,319	16,133	-	-	-	-	122,619	-	122,619
Loss for the period	-	-	(279)	-	-	-	-	(279)	-	(279)
Other comprehensive expense	-	-	-	-	(31)	-	-	(31)	-	(31)
Total comprehensive expense	-	-	(279)	-	(31)	-	-	(310)	-	(310)
Dividend in respect of 2012	-	-	(1,892)	-	-	-	-	(1,892)	-	(1,892)
At 30 September 2013	75,167	31,319	13,962	-	(31)	-	-	120,417	-	120,417
At 1 January 2014	75,167	31,319	11,589	-	(30)	-	-	118,045	-	118,045
Loss for the period	-	-	(1,557)	-	-	-	-	(1,557)	-	(1,557)
Other comprehensive income	-	-	-	-	10	-	-	10	-	10
Total comprehensive (expense)/ income	-	-	(1,557)	-	10	-	-	(1,547)	-	(1,547)
Dividend in respect of 2013	-	-	(2,338)	-	-	-	-	(2,338)	-	(2,338)
At 30 September 2014	75,167	31,319	7,694	-	(20)	-	-	114,160	-	114,160

- 1 (d) (ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

During the nine months ended 30 September 2014, there was no change in share capital.

The Company did not have any convertibles or treasury shares as at 30 September 2014, 31 December 2013 and 30 September 2013.

- 1 (d) (iii) **To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

	As at 30 September 2014	As at 31 December 2013
Total number of issued shares	469,792,800	469,792,800

- 1 (d) (iv) **A statement showing all sales, transfers, disposal, cancellation and/ or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

- 2 **Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed.

- 3 **Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).**

Not applicable.

- 4 **Whether the same accounting policies and method of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group has adopted the same accounting policies and method of computation in the financial statements for the current financial period as compared with the audited financial statements for the financial year ended 31 December 2013.

- 5 **If there are any changes in the accounting policies and method of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of the change.**

The Group has adopted the same accounting policies and method of computation in the financial statements for the current financial period as compared with the audited financial statements for the financial year ended 31 December 2013. The adoptions of the other new or revised IFRSs do not have a significant impact on the Group's results of operations and financial position.

- 6 **Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.**

	3 rd Quarter		9 Months ended 30 September	
	2014	2013	2014	2013
Profit attributable to owners of the parent (US\$'000)	281	2,491	3,003	5,463
Weighted average number of ordinary shares in issue ('000)	469,793	469,793	469,793	469,793
Earnings per share (US cents per share) - basic and diluted	0.06	0.53	0.64	1.16

- 7 **Net asset value for the group per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:**

- (a) **current financial period reported on; and**
(b) **immediately preceding financial year.**

	30 September 2014	31 December 2013
Net asset value per ordinary share based on issued share capital at the end of (in US\$)	0.30	0.30

- 8 **A review of the group performance, to the extent necessary for a reasonable understanding of the group's business. It must include discussion of any significant factors that affected the turnover, costs, and earnings for the current financial period report on, including (where applicable) seasonal or cyclical factors; and any material factors that affected the cash flow, working capital, assets or liabilities of the group during current financial period reported on:**

Review of Income Statement

Total Income

Total income of the Group was \$50.2 million for 9M2014, a 9% decline from 9M2013. Changes in major components of total income, including fee income, hotel income and investment returns are explained below.

- (i) **Fee Income**

Breakdown of Fee Income:	3 rd Quarter ("3Q")			9 Months ended 30 September ("9M")		
	2014 US\$'000	2013 US\$'000	% Change	2014 US\$'000	2013 US\$'000	% Change
Charter income	4,916	4,463	10%	13,932	11,544	21%
Asset management & administration fee	527	592	(11%)	1,838	2,236	(18%)
Arrangement and agency fee	727	165	341%	1,782	3,764	(53%)
Brokerage commission	118	241	(51%)	328	484	(32%)
Incentive fee	467	185	152%	1,436	185	676%
	6,755	5,646	20%	19,316	18,213	6%

Total fee income increased by 20% to \$6.8 million in 3Q2014 from \$5.6 million in 3Q2013, and for 9M2014, total fee income increased by 6% to \$19.3 million from \$18.2 million for 9M2013.

Charter income increased 21% from \$11.5 million for 9M2013 to \$13.9 million for 9M2014 due to an additional ship delivered in late July 2014 contributing to the Group's charter income. The increase is in line with the Group's strategy to build up recurring charter income.

Asset management and administration fee saw a reduction of 18% for 9M2014 compared to 9M2013 as the assets under management by the Group's Japan subsidiary, Uni-Asia Capital (Japan) Limited

("UACJ") decreased as many of the funds managed by UACJ reached the end of the management period. On the other hand, the realisation of the investment under management by UACJ contributed to the Group's incentive fee income. Incentive fee for the Group was \$1.4 million for 9M2014 compared to \$0.2 million for 9M2013.

Arrangement and agency fee, which are more ad hoc in nature, declined by 53% from \$3.8 million for 9M2013 to \$1.8 million for 9M2014 due to absence of significant arrangement deals in 2014.

(ii) Hotel Income

Hotel income was \$9.7 million in 3Q2014, an 8% increase compared to \$8.9 million in 3Q2013 due to good performance of the hotels during summer season in Japan. 9M2014 hotel income was \$26.5 million compared to \$30.3 million in 9M2013 due mainly to reduction in the number of hotels under operation.

(iii) Investment Returns

Breakdown of Investment Returns:	3 rd Quarter ("3Q")			9 Months ended 30 September ("9M")		
	2014 US\$'000	2013 US\$'000	% Change	2014 US\$'000	2013 US\$'000	% Change
Interest on bond	3	2	50%	8	5	60%
Realised gain on investment properties	-	-	N/M	866	-	N/M
Realised gain/ (loss) on investments						
- shipping	44	45	(2%)	151	133	14%
- hotel and residential	1,179	2	N/M	1,242	112	N/M
- small residential property developments	615	319	93%	773	319	142%
- distressed debt	-	-	N/M	1,206	-	N/M
- listed shares	60	93	(35%)	60	93	(35%)
- others	8	-	N/M	(144)	-	N/M
Property rental income	44	88	(5%)	226	262	(14%)
Fair value adjustment on investment properties	-	(462)	100%	(516)	(527)	2%
Fair value adjustment on investments						
- shipping	(575)	349	(265%)	(484)	(405)	(20%)
- hotel and residential	(1,115)	(4)	N/M	139	360	(61%)
- office property/ small residential property developments	72	2,337	(97%)	(277)	1,948	(114%)
- distressed debt	-	-	N/M	-	(2)	100%
- listed shares	(77)	48	(260%)	(1)	(123)	99%
Net gain on derivative financial instruments	141	53	166%	89	2,061	(96%)
	399	2,870	(86%)	3,338	4,236	(21%)

In 3Q2014, the Group disposed of some of its investments from its hotel and residential portfolio in Japan, resulting in a classification of realised gain on investment in hotel and residential while reversing fair value adjustments previously recognised for the same investments. The Group also realised gain of \$0.6 million from small residential property development projects in Japan in 3Q2014. However, the Group recognised fair value losses mainly from its container ships in the portfolio as a result of the continued depressed container shipping market. Investment returns was \$3.3 million for 9M2014, a decrease of 21% from the same period in 2013.

Total Operating Expenses

Total operating expenses for the Group declined 5% from \$47.4 million in 9M2013 to \$45.2 million in 9M2014.

Employee benefits expenses and hotel operating expenses reduced by 9% and 14% respectively in 9M2014 compared to 9M2013 mainly due to reduced number of hotels under operation in 9M2014 compared to 9M2013. On the other hand, in line with the increase in vessel fleet, depreciation expense and vessel operating expenses increased by 13% and 14% respectively for 9M2014 compared to 9M2013.

Operating Profit

The Group posted an operating profit of \$5.0 million for 9M2014.

Net Profit After Tax

Finance costs remained fairly stable in 9M2014 vis-à-vis 9M2013.

While operating expenses reduced by 5%, total income reduced by 9%. As a result, the Group posted a net profit of \$2.96 million for 9M2014 compared to \$5.6 million for 9M2013.

9 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, and variance between it and the actual results.

Not applicable. The Group has not provided a forecast.

10 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operated and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Following several acquisitions in 2013 and early 2014, including the investment in a new commercial office development project at 650 Cheung Sha Wan Road in Hong Kong, the Group is now looking for opportunities to expand its recurrent fee-based business including asset management fee income and administration fee income.

Meanwhile, the delivery of the Group's 6th vessel under Uni-Asia Shipping Limited ("Uni-Asia Shipping") in late July (the vessel is now time chartered out) would further strengthen the Group's charter income base. Following this delivery, the outstanding vessels under Uni-Asia Shipping to be delivered in the coming 2 years are as follows:

Name of Subsidiary	Percentage ownership	Type of Vessel	DWT	Expected Delivery	Charter Status
Mable Bulkship S.A.	100%	Bulk carrier	37,000	1Q2015	Charter fixed
Nora Bulkship S.A.	100%	Bulk carrier	37,000	1Q2016	Charter fixed
Regina Bulkship S.A.	51%	Bulk carrier	37,000	1Q2015	Charter fixed

The charters for the above vessels have been fixed and the vessels can immediately contribute to the Group's charter income upon delivery.

Further, the Group is expecting the delivery of the following joint investment vessels in the coming 2 years:

Name of Company	Percentage ownership	Type of Vessel	DWT	Expected Delivery	Charter Status
Olive Bulkship S.A.	18%	Bulk carrier	57,000	1Q2015	Charter fixed
Polaris Bulkship S.A.	18%	Bulk carrier	57,000	4Q2015	Charter fixed
Quest Bulkship S.A.	18%	Bulk carrier	37,000	2Q2016	Charter to be fixed

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

However, in the absence of any catalyst to further boost the Group's profit for 4Q2014, the Group does not expect that FY2014's full year results to be better than that of FY2013.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

No.

(b) Corresponding period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12 If no dividend has been declared/ recommended, a statement to that effect.

No dividend has been declared/ recommended by the Directors for the third quarter ended 30 September 2014.

13 If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group has not obtained a general mandate for IPTs from the Group's shareholders.

BY THE ORDER OF THE BOARD

Michio Tanamoto
Chairman and CEO
06 November 2014

CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(5) OF THE LISTING MANUAL

On behalf of the Board of Directors of the Company, we, the undersigned, hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the financial statements for the third quarter ended 30 September 2014 to be false or misleading in any material aspect.

On behalf of the Board of Directors



Michio Tanamoto
Chairman and CEO



Masaki Fukumori
COO

Date: 06 November 2014