



3Q2015 RESULTS PRESENTATION



UNI-ASIA
HOLDINGS LIMITED

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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HOLDINGS LIMITED

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UNI-ASIA
HOLDINGS LIMITED

CORPORATE OVERVIEW



BUSINESS MODEL

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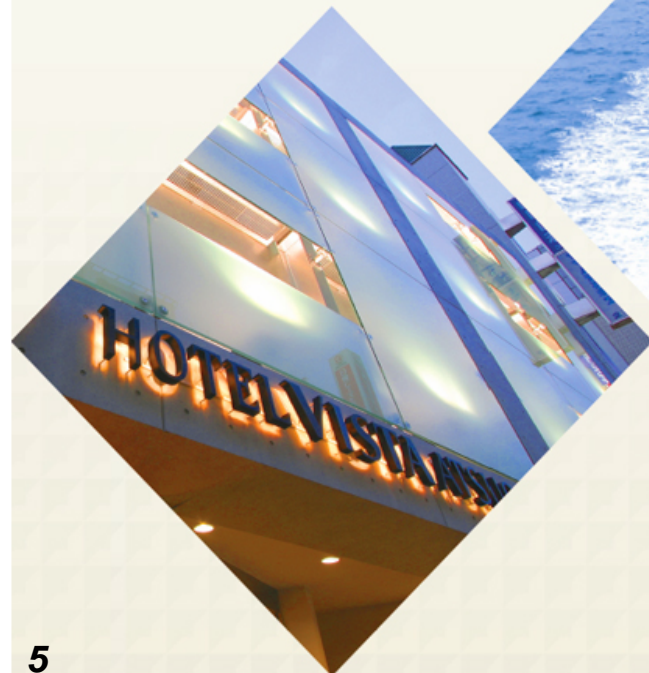
- Acquire assets at competitive prices.
- Provide to clients solutions relating to alternative assets including ship finance arrangement, sale and purchase arrangement.

2

- Manage and/or operate assets to enhance asset value and recurrent income.

3

- Capital returns.
- Recurrent income including charter income, hotel income, administration fee income.
- Ad hoc fee including finance arrangement fee.



BUSINESS SEGMENTS

Non-Consolidated Uni-Asia



Investment / Asset Management of Ships and Properties, Ship Finance Arrangement

Uni-Asia Shipping



Ship Owning & Chartering

Uni-Asia Capital (Japan) and Uni-Asia Investment ("UACJ & UAI")



Investment / Asset Management of Properties in Japan

Uni-Asia Hotels



Hotel Operation

INCOME CATEGORIES

Five main categories of income: 1. Charter Income 2. Fee Income 3. Investment Returns 4. Hotel Income 5. Interest Income

	Income Type	Non-Consolidated Uni-Asia	Uni-Asia Shipping	UACJ & UAI	Uni-Asia Hotels
Fee Income	Charter Income*	✓	✓		
	Arrangement & Agency Fee	✓		✓	
	Brokerage Commission	✓		✓	
	Incentive Fee	✓		✓	
	Asset Management & Admin Fee (including commercial management fees)*	✓	✓	✓	
	Hotel Income*				✓
Investment Returns	Interest on Performance Note	✓			
	Realised Gain / (Loss)	✓	✓	✓	
	Fair Value Adjustment	✓	✓	✓	
	Property Rental*	✓			
	Interest Income*	✓	✓	✓	✓

* Recurrent Income

SHARE INFORMATION

Bloomberg Code	UNIAF SP
SGX Stock Code	AYF
Share price (Closing on 12 Nov 2015)	S\$1.28
Market Capitalisation	S\$60.1 m
P/ B value	0.31
NAV per share	US\$2.97
No. of ordinary shares (post share consolidation)	46,979,280
Major shareholders	Yamasa Co., Ltd: 33.46% Evergreen International S.A.: 9.98% Executive directors: 4.18%



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FINANCIAL HIGHLIGHTS



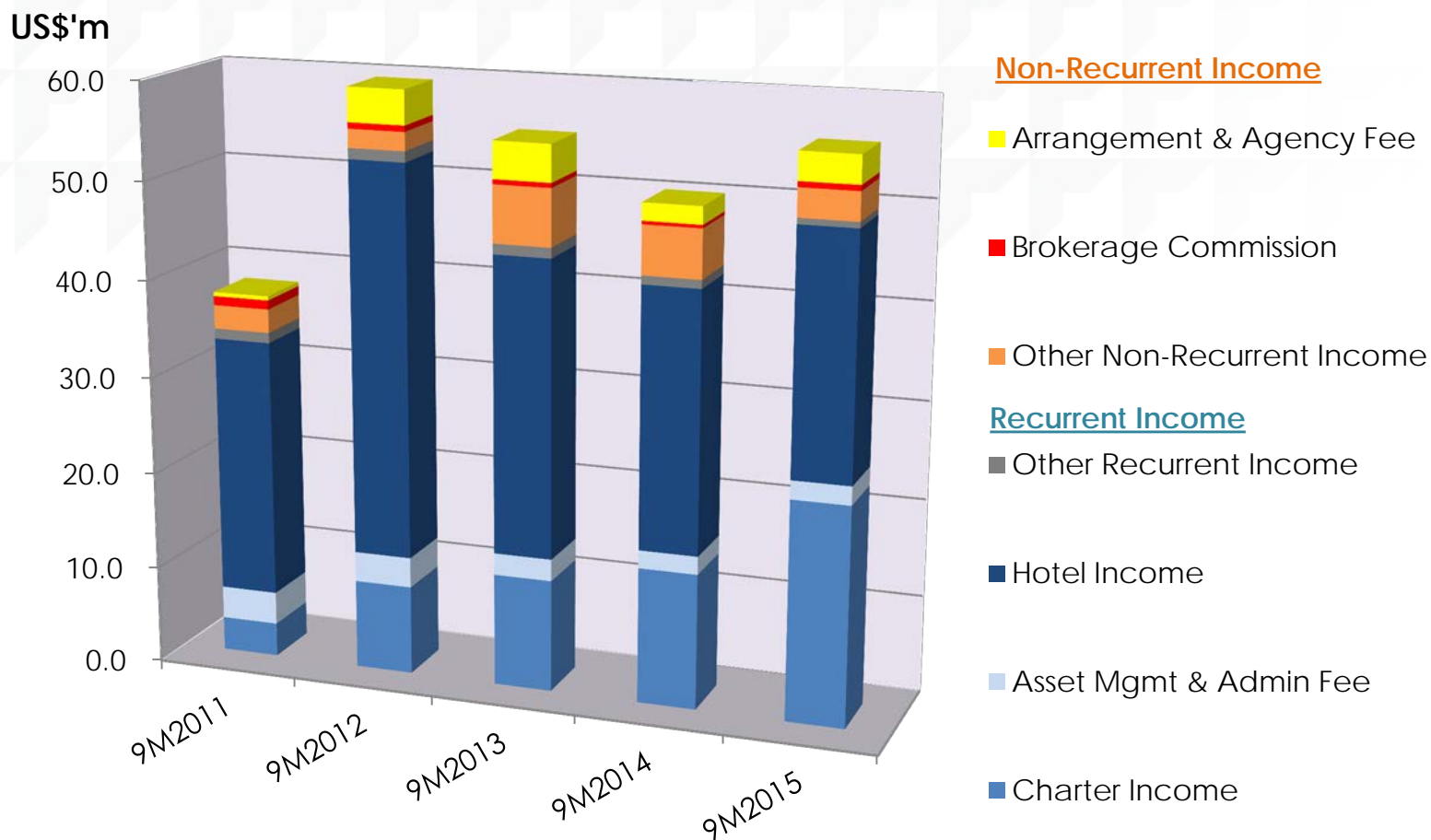
INCOME STATEMENT SUMMARY

- Total income for 9M2015 increased 12% while total expense's increase was managed at 9% resulting in a 38% increase in operating profit.
- This is despite 3Q2015's performance being impacted by continued depressed charter rates.

(US\$'000)	3rd Quarter			9 months ended 30 September		
	2015	2014	% Change	2015	2014	% Change
Total Income	17,982	17,145	5%	56,004	50,208	12%
Total Expenses	(17,809)	(16,234)	10%	(49,066)	(45,170)	9%
Operating Profit	173	911	(81%)	6,938	5,038	38%
(Loss)/ profit for the Period	(1,128)	253	N/M	3,041	2,961	3%
(Loss)/ profit attributable to owners of parent	(1,304)	281	N/M	2,691	3,003	(10%)
Earnings per Share (US Cents)	(2.78)	0.60	N/M	5.73	6.39	(10%)

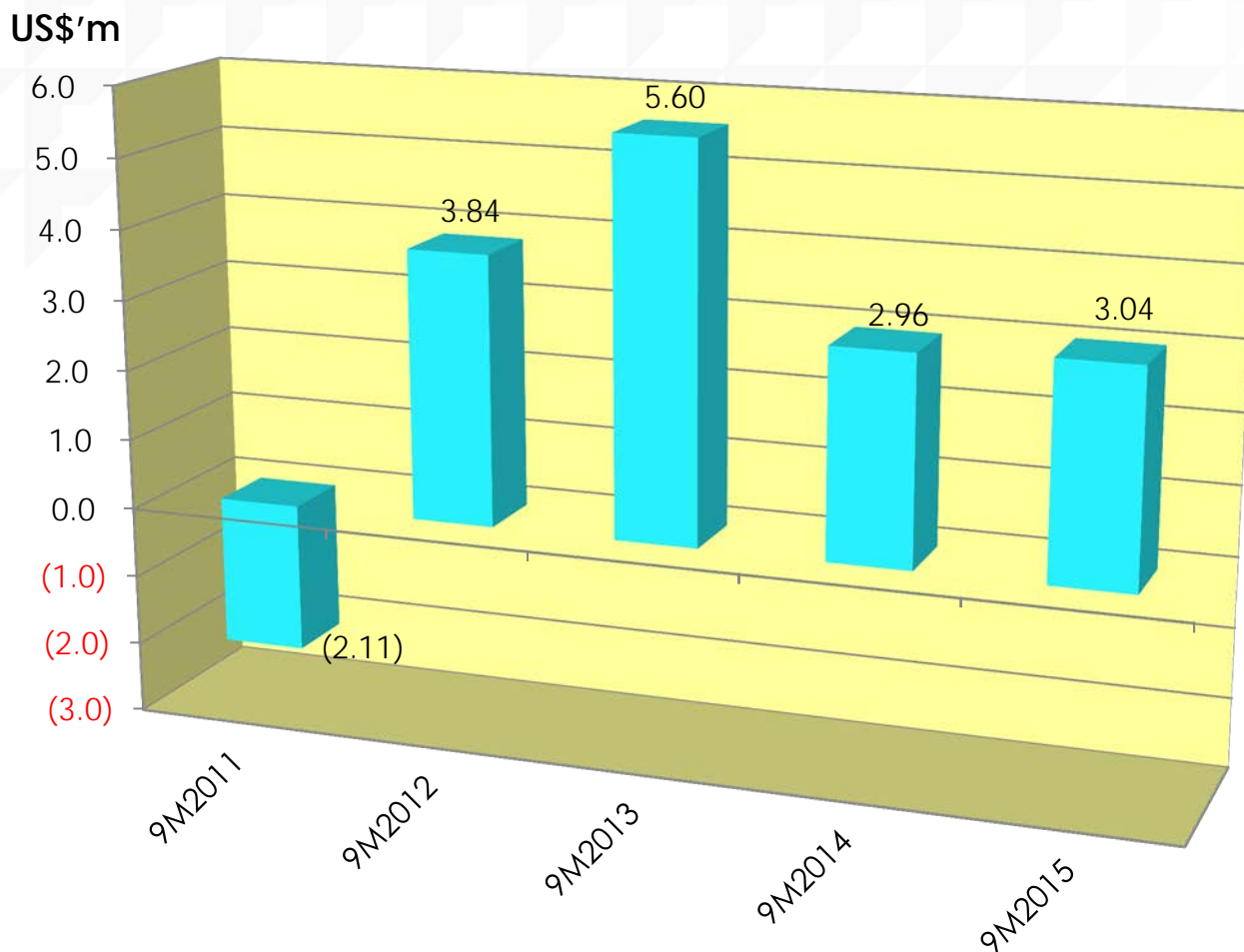
9 MONTHS INCOME TREND

The Group is undergoing a consolidation phase as we move towards a stronger recurrent income base from charter income contribution



9 MONTHS PROFIT TREND

The Group's profit momentum continues even as the Group rides through the difficult shipping market



CASH FLOW STATEMENT SUMMARY




UNI-ASIA
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LIMITED

(US\$'000)	9 months ended 30 September	
	2015	2014
Cash and cash equivalents at beginning of the period	36,321	47,566
Cash Inflow / (Outflow)		
Operating Activity	7,403	797
Investing Activity	(83,111)	(33,463)
Financing Activity	71,143	20,678
Effect of exchange rate changes	(80)	(1,051)
Net Cash Inflow / (Outflow) for the period	(4,645)	(13,039)
Cash and cash equivalents at the end of the period	31,676	34,527

- ✓ Cash generated from operating activities were **\$7.4 million** for 9M2015.
- ✓ Cash used in investing activities were mainly for payment of the ships investments as well as small residential property projects.
- ✓ Cash used in investing activities were partially financed by borrowings and this is the main reason for the \$71.1 million cash inflow from financing activities.

BALANCE SHEET SUMMARY

(US\$'mil)	As at 30-Sep-15		As at 31-Dec-14	Inc / (Dec)
Total Assets	317.4		258.9	58.5
Total Liabilities	177.7		120.5	57.2
Total Equity	139.7		138.4	1.3
Total Debt	169.4 ^{*(A)}		110.8 ^{*(A)}	58.6
Total Cash	39.3 ^{*(B)}		41.5 ^{*(B)}	(2.2)
Net (Debt) / Cash	(130.1)		(69.3)	(60.8)
Total Debt / Total Equity (Gearing)	1.21		0.80	0.41
NAV per share (US\$)	2.97		2.95 ^{*(C)}	0.02

* (A): Total Debt includes US\$6.3 mil borrowing secured by the pledged deposits (31 Dec 2014: US\$4.1 mil).
 * (B): Total Cash includes US\$7.7 mil deposits pledged as collateral (31 Dec 2014: US\$5.2 mil).
 * (C): Adjusted for 10-to-1 share consolidation for comparison purpose.

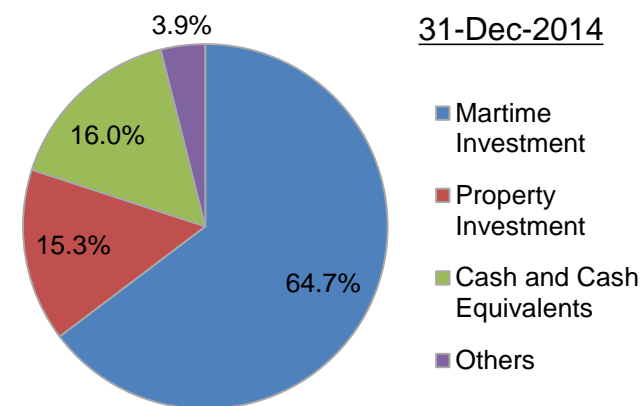
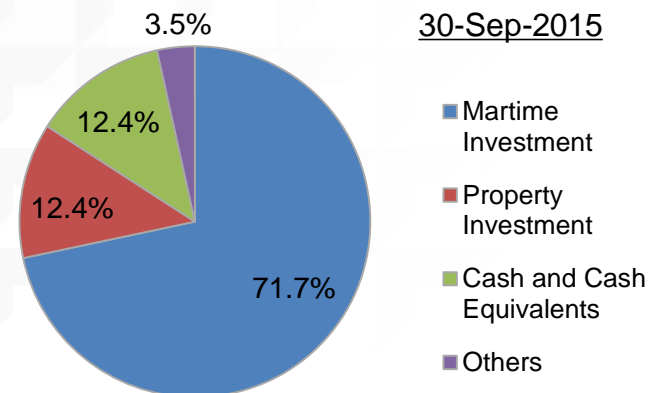
Assets and liabilities increased with the delivery of ships in 9M2015.

GROUP REVENUE AND PROFIT BREAKDOWN

(US\$'000)		3rd Quarter			9 months ended 30 September			
		2015	2014	% Change	2015	2014	% Change	
Non-consolidated Uni-Asia <i>Investment & Asset Management of Ships and Properties in China/Hong Kong</i>		Revenue	2,294	2,045	12%	9,314	7,831	19%
		Net Loss	(1,569)	(769)	104%	(2,091)	(168)	N/M
100%	Uni-Asia Shipping Ltd. <i>Ship Owning & Chartering</i>	Revenue	6,471	5,081	27%	19,739	14,094	40%
		Net Profit	10	551	(98%)	1,438	1,600	(10%)
99.5%	UACJ & UAI <i>Investment & Asset Management of Properties in Japan</i>	Revenue	579	876	(34%)	4,979	3,109	60%
		Net Profit / (Loss)	(7)	380	(102%)	3,355	1,630	106%
100%	Uni-Asia Hotels Ltd. <i>Hotel Operation in Japan</i>	Revenue	9,262	9,733	(5%)	24,866	26,789	(7%)
		Net Profit / (Loss)	330	109	N/M	466	(87)	N/M
Group Total		Revenue	17,982	17,145	5%	56,004	50,208	12%
		Net Profit / (Loss)	(1,128)	253	N/M	3,041	2,961	3%

GROUP ASSET ALLOCATION

(US\$'mil)	<u>30-Sep-15</u>	<u>31-Dec-14</u>
Maritime Investment	227.5	167.5
Non-current assets		
Investments	25.5	24.7
Deposits for purchase of vessels	4.5	13.9
Finance lease investment	7.9	-
Loan to vessels owning companies	5.1	5.1
Property, Plant and Equipment (Vessel related)	184.2	122.9
Current assets		
Finance lease investment	0.3	-
Loan to vessels owning companies	-	0.9
Property Investment in Hong Kong and China	19.3	19.3
Non-current assets		
Investment property	4.5	4.5
Investment in joint investment company	14.8	14.8
Property Investment in Japan	20.2	20.4
Non-current assets		
Investment properties	7.6	7.3
Investments	6.2	5.5
Loan to SPCs	-	0.8
Property, Plant and Equipment (Hotel)	6.4	6.8
Cash and Cash equivalents (Free Cash)	31.7	36.3
Deposit pledged as collateral	7.7	5.2
Others	11.0	10.2
Total	317.4	258.9





UNI-ASIA
HOLDINGS LIMITED

BUSINESS REVIEW AND DEVELOPMENT



Ships Delivered In 9M2015



The 7th ship owned by Uni-Asia Shipping, M/V Inspiration Lake was delivered in February 2015 and time chartered out.

The 8th ship owned by Uni-Asia Shipping, M/V Glengyle was delivered in March 2015 and time chartered out.



Uni-Asia Shipping Fleet

Uni-Asia Holdings Limited						
100%	Uni-Asia Shipping Limited					
	Name of Subsidiary	DWT	Shipyard	Built	Delivered/Delivery	Charter Status
83%	Hope Bulkship S.A.	29,000	Y-Nakanishi	May-2011	May-2011	Time charter
100%	Karat Bulkship S.A.	28,709	Shin-Kurushima	Jun-2007	May-2011	Time charter
100%	Imperial Bulkship S.A.	29,100	Y-Nakanishi	Jun-2012	Jun-2012	Time charter
100%	Luna Bulkship S.A.	28,300	Kanda	May-2001	Sep-2011	Time charter
100%	Jade Bulkship S.A.	37,000	Onomichi	Jun-2013	Jun-2013	Time charter
100%	Jubilee Bulkship S.A.	37,000	Imabari	Jul-2014	Jul-2014	Time charter
51%	Regina Bulkship S.A.	37,000	Imabari	Feb-2015	Feb-2015	Time charter
100%	Mable Bulkship S.A.	37,000	Imabari	Mar-2015	Mar-2015	Time charter
100%	Nora Bulkship S.A.	37,000	Imabari	Newbuilding	1Q 2016	Charter fixed

(US\$'000)	3rd Quarter			9 months ended 30 September		
	2015	2014	Change	2015	2014	Change
Turnover	6,471	5,081	1,390	19,739	14,094	5,645
Charter Income	6,837	4,916	1,921	19,846	13,932	5,914
Fee Income	25	-	25	369	-	369
Investment Returns	(431)	141	(572)	(621)	89	(710)
Interest Income	1	1	-	3	5	(2)
Other Income	39	23	16	142	68	74
Expenses	(5,568)	(3,953)	1,615	(15,780)	(10,868)	4,912
Profit from Operation	903	1,128	(225)	3,959	3,226	733
Finance costs	(894)	(577)	317	(2,524)	(1,626)	898
Profit before Tax	9	551	(542)	1,435	1,600	(165)
Profit after Tax	10	551	(541)	1,438	1,600	(162)

The numbers above are before consolidation adjustment.

- ✓ Charter income increase with additional ships being delivered.
- ✓ Rate of increase of charter income smaller than planned due to depressed charter rates for Uni-Asia Shipping's older ships.
- ✓ Investment returns losses due to fair value losses of interest rate swap to hedge potential increase in interest rates.

Charter income trend of Uni-Asia Shipping and number of ships delivered:



Ship Investment - Joint Investment Portfolio

- In January and October 2015, two newly built 57,000 dwt ships held under two investment companies were delivered.
- These 2 ships are commercially managed by Uni-Asia Shipping Limited on a long term basis.
- Commercial management is an area of business which utilizes our expertise to increase fee income.



Ship Investment - Joint Investment Portfolio

- The Group is expecting the delivery of the following joint investment ships:

Name of Company	Type of Ship	DWT	Expected Delivery	Charter Status
Quest Bulkship S.A.	Bulk carrier	37,000	2Q2016	Charter to be fixed
Stella Bulkship S.A.	Bulk carrier	37,600	1Q2018	Charter to be fixed
Tiara Bulkship S.A.	Bulk carrier	37,600	1H2019	Charter to be fixed

- The above vessels shall also be commercially managed by Uni-Asia Shipping on a long term basis so that the total fleet of Uni-Asia Shipping shall be expanded to 14.

Containerships Newly Acquired

- The Group acquired two containerships from Akebono Fund.
- Uni Florida as listed below is wholly owned and held under Non-Consolidated Uni-Asia business segment.
- Uni Florida contributes to charter income for the Group.

Name of Subsidiary	Type of Ship	TEU	Date Acquired	Charter Status
Florida Containership S.A.	Containership	3,500	April 2015	Time charter



Uni Florida held under subsidiary Florida Containership S.A.

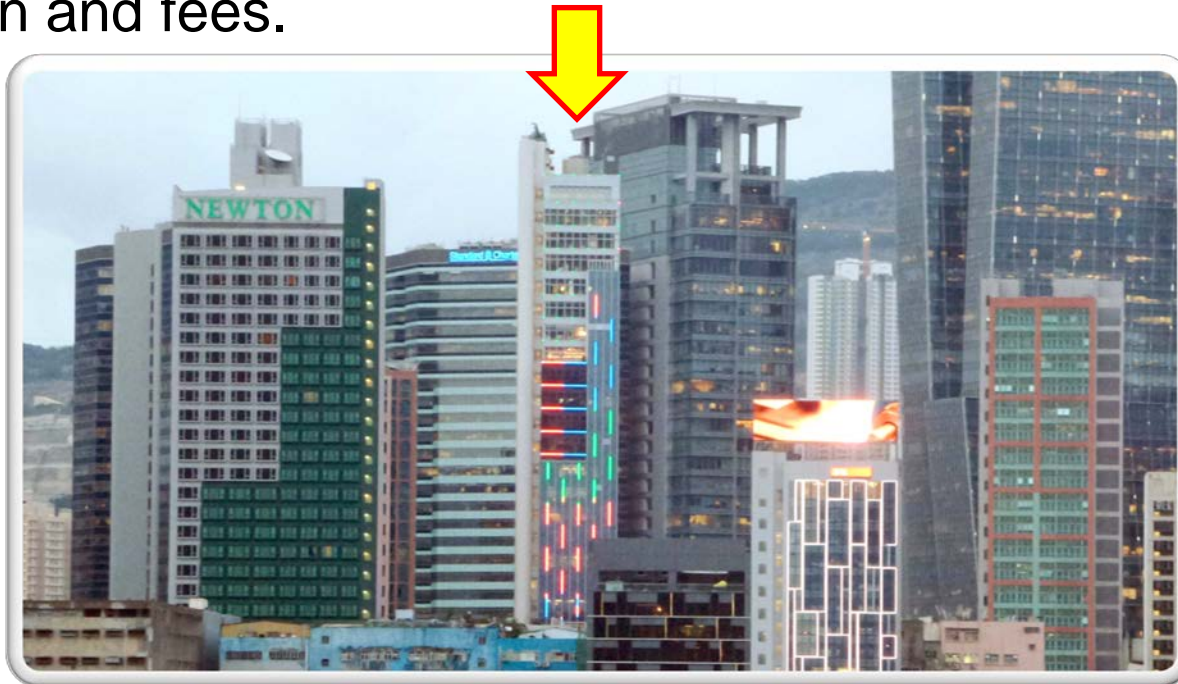
Containerships Newly Acquired

- The second containership as listed below is jointly owned with a co-investor.
- This vessel is held as investment and fair valued quarterly.

Name of Subsidiary	Type of Ship	TEU	Date Acquired	Charter Status
Fortuna Containership S.A.	Containership	3,500	June 2015	Time charter

Hong Kong Property Business – History

- The Group's 1st investment into Hong Kong property redevelopment project was a project in Kwun Tong, Kowloon East, Hong Kong invested in 2010.
- The project was successfully completed in 2013.
- The Group invested US\$2.2m and realised US\$8.3m including cost, gain and fees.



Hong Kong Property Business – 2nd HK Property Project

- Investment: HKD80.0 million or around USD10.4 million.
- Location: 650 Cheung Sha Wan Road in Hong Kong
- Project: A commercial office building to be completed by 2017.

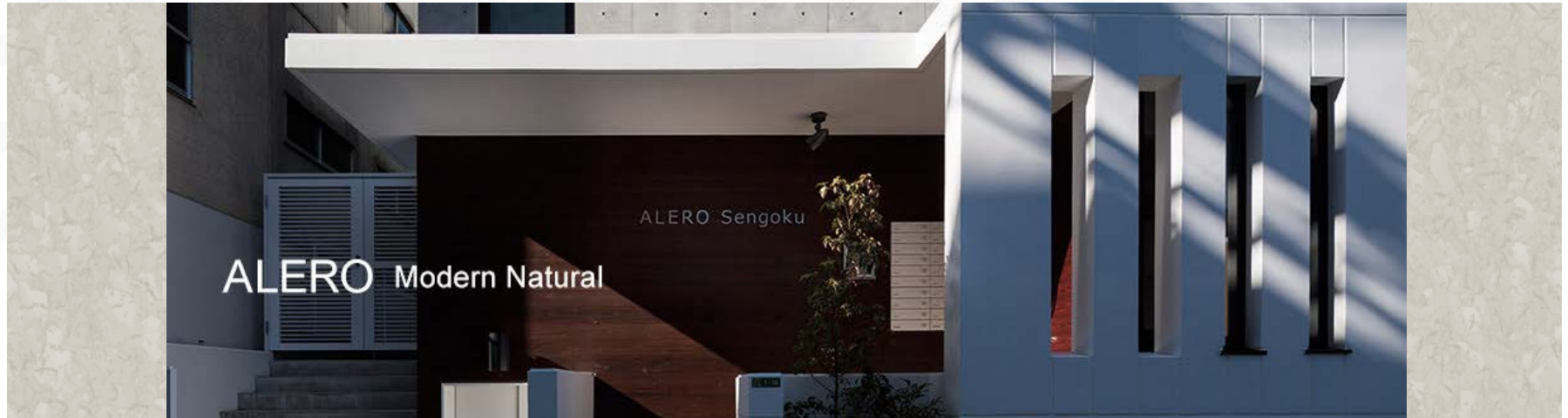


Original building
on the land
before demolition

Site after demolition
undergoing foundation
work

Designer's impression of the completed
project (front and back view)

Small Residential Property Business in Japan



- The Group invests and develops small residential property projects in Tokyo, named “ALERO” Series.
- These projects are typically 4-5 storey buildings with 10 - 30 units of studio or maisonette type flats, and are popular with working singles/couple.
- The Group’s exit strategy is either to sell the property en bloc or lease out for rental income.

SMALL RESIDENTIAL PROJECTS IN TOKYO, JAPAN

- 1 SHIMOMEGURO PROJECT (SOLD)
completed in Sep 2012
- 2 AKEBONOBASHI PROJECT (SOLD)
completed in Mar 2013
- 3 HATAGAYA PROJECT (SOLD)
completed in Jun 2013
- 4 SAKURA-SHIMMACHI PROJECT (SOLD)
completed in Oct 2013
- 5 HONANCHO PROJECT (SOLD)
completed in Jan 2014
- 6 SENGOKU PROJECT (SOLD)
completed in Mar 2014
- 7 OOKAYAMA PROJECT (SOLD)
completed in Jul 2014
- 8 CHITOSEFUNABASHI PROJECT (SOLD)
completed in Nov 2014
- 9 MEJIRO PROJECT (SOLD)
completed in Nov 2014
- 10 OOKAYAMA3 PROJECT (LEASING)
completed in Sep 2015
- 11 HAKUSAN2 PROJECT
scheduled for completion in Feb 2016
- 12 EDOGAWABASHI PROJECT (LEASING)
completed in Sep 2015
- 13 NISHI WASEDA PROJECT
scheduled for completion in May 2016
- 14 TAKADANOBABA PROJECT
scheduled for completion in Jun 2016
- 15 OTOWA PROJECT
scheduled for completion in May 2016
- 16 HIGASHI SHINJUKU PROJECT
scheduled for completion in Apr 2016
- 17 NAKANO SAKAUE PROJECT
scheduled for completion in Aug 2016



NON-CONSOLIDATED UNI-ASIA

(US\$'000)	3rd Quarter			9 months ended 30 September		
	2015	2014	Change	2015	2014	Change
Turnover	2,294	2,045	249	9,314	7,831	1,483
Charter Income	1,813	-	1,813	2,663	-	2,663
Fee Income	1,613	1,491	122	4,792	4,897	(105)
Investment Returns	(1,478)	194	(1,672)	798	1,831	(1,033)
Interest Income	157	208	(51)	496	694	(198)
Other Income	189	152	37	565	409	156
Expenses	(3,580)	(2,760)	820	(10,150)	(7,576)	2,574
Profit/ (Loss) from Operation	(1,286)	(715)	(571)	(836)	255	(1,091)
Finance costs	(290)	(47)	243	(1,249)	(151)	1,098
Profit/ (Loss) before Tax	(1,576)	(762)	(814)	(2,085)	104	(2,189)
Profit/ (Loss) after Tax	(1,569)	(769)	(800)	(2,091)	(168)	(1,923)

The numbers above are before consolidation adjustment.

- ✓ Current depressed shipping rates resulted in further fair valuation losses recognized for ship investments for 3Q2015.
- ✓ 9M2015 loss was \$2.1 million due mainly to non-cash fair valuation losses of ship investments.
- ✓ \$3.0 million fair valuation losses had been recognized year-to-date for ship investment, the absence of which would have turned this segment into black.
- ✓ Profitable containership acquired in April 2015 reduced losses for this segment.

Small Residential Property Business in Japan

- The small residential property projects are managed by our subsidiary in Japan, Uni-Asia Capital (Japan).



Construction Management

- Utilising our Small Residential Property project expertise, Uni-Asia Capital (Japan) helps external clients with construction management of similar projects.
- We will help our clients source for suitable land, develop the property and find tenants for the property.
- Some of the projects in our portfolio are as follows:



ALERO Korakuen



ALERO Yoyogi



Lani Waseda



(US\$'000)	3rd Quarter			9 months ended 30 September		
	2015	2014	Change	2015	2014	Change
Turnover	579	876	(297)	4,979	3,109	1,870
Fee Income	471	651	(180)	2,276	1,321	955
Hotel Income	-	-	-	-	-	-
Investment Returns	4	225	(221)	2,595	1,786	809
Interest Income	105	-	105	106	1	105
Other Income	(1)	-	(1)	2	1	1
Expenses	(425)	(458)	(33)	(1,393)	(1,381)	12
Profit/ (Loss) from Operation	154	418	(264)	3,586	1,728	1,858
Finance costs	(79)	(38)	41	(145)	(91)	54
Profit/ (Loss) before Tax	75	380	(305)	3,441	1,637	1,804
Profit/ (Loss) after Tax	(7)	380	(387)	3,355	1,630	1,725

The numbers above are before consolidation adjustment.

Investment returns from property investment and fees from management of small residential property projects boosted bottomline.

Hotels Operated by the Group



Hotel: Hotel Vista Kumamoto Airport
Location: Kumamoto, Kumamoto
Number of rooms: 139

Number of rooms: 139



Hotel: Hotel Vista Ebina
Location: Ebina, Kanagawa
Number of rooms: 176

Number of rooms: 176

Location: Ebina, Kanagawa

Hotel: Hotel Vista Ebina



Hotel: Hotel Vista Sapporo Najima Kohen
Location: Sapporo Hokkaido
Number of rooms: 113

Number of rooms: 113

Location: Sapporo Hokkaido

Hotel: Hotel Vista Sapporo Najima Kohen

Hotels Operated by the Group



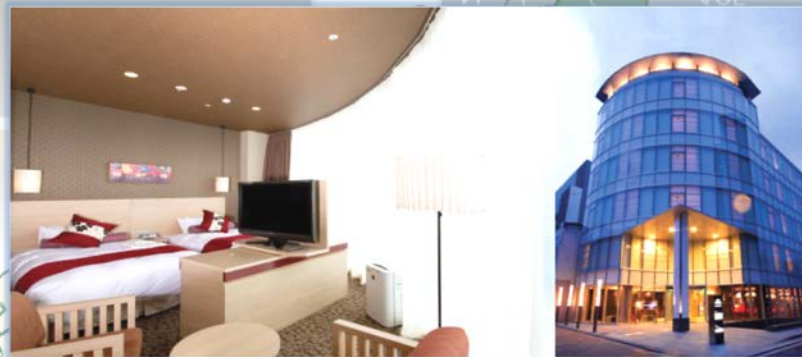
Hotel: Hotel Vista Atsugi
Location: Atsugi, Kanagawa
Number of rooms: 165



Hotel: Hotel Vista Kamata, Tokyo
Location: Kamata, Tokyo
Number of rooms: 105

Number of rooms: 165
Location: Atsugi, Kanagawa
Hotel: Hotel Vista Atsugi

Number of rooms: 105



Hotel: Hotel Vista Premio Kyoto
Location: Kyoto, Kyoto
Number of rooms: 84

Number of rooms: 84
Location: Kyoto, Kyoto

Hotels Operated by the Group



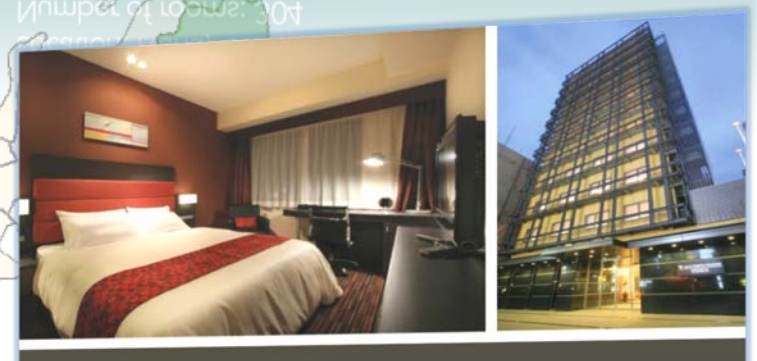
Hotel: Hotel Vista Premio Dojima
Location: Dojima, Osaka
Number of rooms: 141



Hotel: Hotel JAL City Naha
Location: Naha, Okinawa
Number of rooms: 304



Hotel: Hotel Vista Shimizu
Location: Shimizu, Shizuoka
Number of rooms: 152



Hotel: Hotel Vista Grande Osaka
Location: Soemoncho, Osaka
Number of rooms: 304

"Hotel Vista" brand name is licensed to the operator of the Hotel Vista Grande Osaka

New Hotel to be Operated by the Group

– Hotel Vista Sendai - scheduled for opening in 2016 spring

- Construction of hotel started in January 2015 and is on schedule to open in 2016.
- This is the first time VHM operates Hotel Vista in Tohoku area.
- The hotel is approximately 4 minutes' walk from Sendai station. A new subway station, Miyagino-dori station scheduled for opening in 2015, is next to the hotel.
- The hotel will have around 238 rooms.
- Webpage in Japanese: <http://www.hotel-vista.jp/sendai/>

Hotel Vista Sendai



New
subway
station
Miyagino-
dori Station

New Hotel to be Operated by the Group

- **Hotel Vista Premio Yokohama Minato-Mirai - scheduled for opening in 2017 spring**
 - Construction of hotel started in January 2015.
 - The hotel is being constructed in “Minato Mirai 21” in Yokohama Bay area.
 - The hotel will have around 232 rooms.
 - Webpage in Japanese:
<http://www.hotel-vista.jp/yokohama-minato-mirai/>



(US\$'000)	3rd Quarter			9 months ended 30 September		
	2015	2014	Change	2015	2014	Change
Turnover	9,262	9,733	(471)	24,866	26,789	(1,923)
Hotel Income	9,204	9,670	(466)	24,697	26,508	(1,811)
Interest Income	1	-	1	1	-	1
Other Income	57	63	(6)	168	281	(113)
Expenses	(8,891)	(9,597)	(706)	(24,307)	(26,800)	(2,493)
Profit / (Loss) from Operation	371	136	235	559	(11)	570
Finance costs	(8)	(10)	(2)	(26)	(24)	2
Profit/ (Loss) before Tax	363	126	237	533	(35)	568
Profit / (Loss) after Tax	330	109	221	466	(87)	553
Occupancy Rate	87.3%	86.6%	0.7%	83.3%	83.4%	(0.1)%
No. of hotels operated ⁽¹⁾	9	9		9	9	

⁽¹⁾ Excluding Hotel Vista Grande Osaka which is a licensee of Hotel Vista brand name.
The numbers above are before consolidation adjustment.

- ✓ Good profits from hotel operations with improved average daily rates contributed to profits
- ✓ Uni-Asia Hotels on track to be profit contributor for the Group for the full year.

16th SIAS INVESTORS' CHOICE AWARDS – MOST TRANSPARENT COMPANY AWARD 2015

- Uni-Asia Holdings was awarded the Runner Up of the SIAS Investors' Choice Awards – Most Transparent Company Award 2015, Foreign Listings Category.



Photo courtesy of SIAS

Governance and Transparency Index 2015

- Uni-Asia Holdings was ranked 70th amongst all listed companies in Singapore in the Governance and Transparency Index 2015 prepared by Centre for Governance, Institution and Organisations (CGIO), NUS Business School.
- This ranking was an improvement from the Group's rank of 111th in 2014, and 273rd in 2013.

GROWTH DRIVERS FOR THE GROUP

Uni-Asia Shipping

- Expand fleet of vessels to enhance recurrent chartering income

Non-consolidated Uni-Asia

- Combination of structured finance fees and recurring services fee income
- Expand vessel fleet under vessel co-investments
- Invest in small residential property development projects in Japan
- Invest in property development projects in Hong Kong

Uni-Asia Capital (Japan)

- Manage small residential property development projects in Japan
- Offer property integrated services

Uni-Asia Hotels

- Increase profitable hotel operating contracts
- Enhance business promotion efforts to increase hotel occupancy rates

Enhance shareholders' value



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THANK YOU