

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 30/04/2021

| To: Hong Kong Exchanges and Clearing | g Limited | | |
|--|------------------------|----------------------------------|---|
| Name of Issuer UBA Inv | vestments Limited | | |
| Date Submitted 04/05/20 |)21 | | |
| I. Movements in Authorised Share Capit | al | | |
| 1. Ordinary Shares | | | |
| (1) Stock code : 768 Descrip | otion: | JBA Investme | nts Limited |
| | No. of ordinary shares | Par value (HK\$) | Authorised share capital (HK\$) |
| Balance at close of preceding month | 2,000,000,000 | 0.01 | 20,000,000 |
| Increase/(decrease) | 0 | | 0 |
| Balance at close of the month | 2,000,000,000 | 0.01 | 20,000,000 |
| (2) Stock code : N/A Descrip | otion : | N/A | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A | N/A | N/A |
| Increase/(decrease) | N/A | | N/A |
| Balance at close of the month | N/A | N/A | N/A |

| 2. Preference Shares | | F | or Main Board and GEI | |
|-------------------------------------|--------------------------------|----------------------------------|---|--|
| Stock code : N/A Descri | Stock code : N/A Description : | | | |
| | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) | |
| Balance at close of preceding month | N/A | N/A | N/A | |
| Increase/(decrease) | N/A | | N/A | |
| Balance at close of the month | N/A | N/A | N/A | |
| 3. Other Classes of Shares | | | | |
| Stock code : N/A Descri | iption : | N/A | | |
| | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) | |
| Balance at close of preceding month | N/A | N/A | N/A | |
| Increase/(decrease) | N/A | | N/A | |

Total authorised share capital at the end of the month (HK\$) 20,000,000

Balance at close of the month

N/A

N/A

II. Movements in Issued Share Capital

| | No. of ordi | nary shares | No of preference | No. of other classes | | |
|--|---------------|-------------|------------------|----------------------|--|--|
| | (1) (2) | | shares | of shares | | |
| Balance at close of preceding month | 1,271,732,200 | N/A | N/A | N/A | | |
| Increase/ (decrease) during the month | 0 | N/A | N/A | N/A | | |
| Balance at close of the month | 1,271,732,200 | N/A | N/A | N/A | | |

III. Details of Movements in Issued Share Capital

options (State currency)

Share Options (under Share Option Schemes of the Issuer) Particulars of share No. of new shares of No. of new shares of option scheme issuer issued during issuer which may be including EGM the month pursuant issued pursuant thereto as at close of the month approval date thereto Movement during the month (dd/mm/yyyy) and class of shares issuable Exercised Lapsed Granted Cancelled 1.N/A N/A N/A N/A N/A N/A shares N/A (Note 1) 2. N/A N/A N/A N/A N/A N/A N/A shares (Note 1) 3. N/A N/A N/A N/A N/AN/A shares N/A (*Note 1*) Total A. (Ordinary shares) N/A (Preference shares) N/A N/A (Other class) Total funds raised during the month from exercise of

N/A

Warrants to Issue Shares of the Issuer which are to be Listed

| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal value at close of preceding month | Exercised during the month | Nominal value at close of the month | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|---|---------------------------------|---|----------------------------------|--|--|--|
| 1. N/A | | | | | | |
| | N/A | N/A | N/A | N/A | N/A | N/A |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (/ / | ·) | | | | |
| 2. N/A | | | | | | |
| | N/A | N/A | N/A | N/A | N/A | N/A |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) | | | | | | |
| (dd/mm/yyyy) 3. N/A | (/ / | | | | | |
| 3.17/1 | | | | | | |
| | N/A | N/A | N/A | N/A | N/A | N/A |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price | | | | | | |
| EGM approval date (if applicable) | | | | | | |
| (dd/mm/yyyy) 4. N/A | (/ / |) | | | | |
| | N/A | N/A | N/A | N/A | N/A | N/A |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ / | ') | | | | |
| | , | Total | (Prefere | nary shares) ence shares) Other class) | N/A N/A N/A | - - - |

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer issued issuer which may be issued during the month pursuant thereto as at pursuant Currency of Amount at close Converted Amount at thereto close of the amount of preceding during the close of the month Class and description outstanding month month month 1. N/A N/A N/A N/A N/A N/A N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) 2. N/A N/A N/A N/A N/A N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (/ /)(dd/mm/yyyy) 3. N/A N/A N/A N/A N/A N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. N/A N/A N/A N/A N/A N/A N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares) N/A (Other class)

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

| man | under Snare Option Schemes) | | |
|------|---|--|---|
| if a | l particulars including EGM approval date (dd/mm/yyyy), pplicable, and class of shares issuable: | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
| 1. | N/A (/ /) | | |
| | shares (Note 1) | N/A | N/A |
| 2. | N/A | | |
| • | (/ /) | | |
| | shares (Note 1) | N/A | N/A |
| 3. | N/A | | |
| | | | |
| | shares (Note 1) | N/A | N/A |
| | Situres (17010-17) | 11/11 | 11111 |
| | Total D. (Ordinary shares) | N/A | |
| | (Preference shares) | N/A | |
| • | (Other class) | N/A | |
| | | | |

Other Movements in Issued Share Capital No. of new shares No. of new of issuer issued shares of during the month issuer pursuant thereto which may be issued pursuant thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) (/ /) 1. Rights issue At price : State currency Issue and allotment N/A N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (Note 1) 2. Open offer At price: State currency Issue and allotment N/A N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (*Note 1*) (/ /) At price : State currency Issue and allotment N/A Placing N/A date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (Note 1) (/ / Issue and allotment 4. Bonus issue N/A N/A date: (dd/mm/yyyy) (/ / EGM approval date: (dd/mm/yyyy)

For Main Board and GEM listed issuers

| | Type of Issue | | | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|----|--|--|-------|---|---|---|
| | | | | | | |
| | | Class of shares issuable (Note 1) | | | | |
| 5. | Scrip At price : State currency | Issue and allotment date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares repurchased (Note 1) | | | | |
| 6. | Repurchase of shares | Cancellation date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares redeemed (Note 1) | | | | |
| 7. | Redemption of shares | Redemption date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares issuable (Note 1) | | | | |
| 8. | Consideratio At price : State currency | Issue and allotment date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | - | |

N/A

N/A

| | | | | For Main | Board | and GEM listed is | |
|-----|-------------------------|---------------------------|--|-------------|-------|---|-----------|
| | Type of Issue | | | | | No. of new shares of issuer issued during the month pursuant thereto | shares of |
| | | | Class of shares issuable (Note 1) | e | | | |
| 9. | Capital reorganisati on | | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | Class of shares issuable (Note 1) | · | | | |
| 10. | Other (Please specify) | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | Total E. | (Preference | | s) N/A | |
| | | | | | | | |
| Т | otal increase-/ | (decrease) in ordinary | shares during the month (i.e. Total of A | to E): | (1 | NT/A | |
| 1 | | | | | (2 | \ IN/A | |

Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):

Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

| Remarks (if any): | | | | |
|--|--|--|--|--|
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| | | | | |
| Submitted by: Mr. CHENG Wai Lun, Andrew Title: Executive Director | | | | |
| (Director, Secretary or other duly authorised officer) | | | | |

Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.