

UBA INVESTMENTS LIMITED

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 768)

As at 31st August, 2004, the unaudited consolidated net asset value per share of the Company was approximately HK\$0.081.

Hong Kong, 8th September, 2004

As at the date of this announcement, the board of the Company consists of Mr. Li Kwok Cheung, George, Mr. Cheng Wai Lun, Andrew and Dr. Wong Yun Kuen as executive directors and Mr. Wong Wai Kwong, David, Dr. Lewis Hung Fung and Mr. Ip Man Tin, David as independent non-executive directors.

Please also refer to the published version of this announcement in China Daily.