(Incorporated in the Cayman Islands with limited liability) (Stock Code: 768)

FORM OF PROXY

Form of proxy for use by shareholders at the Annual General Meeting (the "Meeting") to be held at 2nd Floor, Wah Kit Commercial Centre, 302 Des Voeux Road Central, Hong Kong on August 11, 2006, at 9:30 a.m.

I/We (note i	a) of			
17 *** (noic t	being the registered holder(s) of			
	(note	the b) of HK\$0.01 each in the capital of UBA INVESTMENTS THE CHAIRMAN OF THE MEETING or (note c)	LIMITED (the "C	Company") HEREBY	
		THE CHARMAN OF THE MEETING OF (note t)			
01		as my/our proxy to vo	te and act for me/u	s at the Meeting (and	
Road passin	Centr g the nmen	arnment thereof) of the Company to be held at 2nd Floor, Wah al, Hong Kong on August 11, 2006 at 9:30 a.m. for the purpordinary resolutions set out in the notice convening the Met thereof) to vote for me/ us and in my/our name(s) in respect	Kit Commercial Cooses of considering and at such	entre, 302 Des Voeux g and, if thought fit, Meeting (and at any	
			For (note d)	Against (note d)	
1.		eceive and consider the financial statements and the reports the directors and auditors for the year ended March 31, 2006.			
2.	(i)	To re-elect Mr. Cheng Wai Lun, Andrew as executive director.			
	(ii)	To re-elect Mr. Wong Wai Kwong, David as independent non-executive director.			
	(iii)	To authorise the board to fix the remuneration of directors.			
3.		re-appoint auditors and authorise the board to fix their ineration.			
4.	(i)	Ordinary Resolution on item 4(A) of the notice of Meeting to grant a general mandate to the board to allot and issue new shares.			
	(ii)	Ordinary Resolution on item 4(B) of the notice of Meeting to grant a general mandate to the board to repurchase shares of the Company.			
	(iii)	Ordinary Resolution on item 4(C) of the notice of Meeting to extend the general mandate granted to the board to issue new shares.			
Dated		Signature (note	<i>f</i>)		
Notes:					
(a) (b)	Full name(s) and address(es) to be inserted in BLOCK CAPITALS . Please insert the number of shares of HK\$0.01 each registered in your name(s). If no number is inserted, the form of proxy will be deemed to relate to all the shares of the Company registered in your name(s).				
(c)	and a	proxy other than the Chairman is preferred, strike out "THE CHAIRMAN Olddress of the proxy desired in the space provided. ANY ALTERATION MALLED BY THE PERSON WHO SIGNS IT.	F THE MEETING or" MADE TO THIS FORM	here and insert the name M OF PROXY MUST BE	
(d)	IMPORTANT: IF YOU WISH TO VOTE FOR ANY RESOLUTION, TICK THE BOX MARKED "FOR" BESIDE THE APPROPRIATE RESOLUTION. IF YOU WISH TO VOTE AGAINST ANY RESOLUTION, TICK THE BOX MARKED "AGAINST" BESIDE THE APPROPRIATE RESOLUTION. Failure to complete any or all boxes will entitle your proxy to cast his votes on the relevant resolutions at his discretion. Your proxy will also be entitled to vote at his discretion on any resolution properly put to the Meeting other than those referred to in the notice convening the Meeting.				
(e)	Under the Company's articles of association, a resolution put to the vote of the Meeting shall be decided on a show of hands unless a pol is properly demanded; and on a show of hands, every member present in person (or being a corporation) by duly authorised representative shall have one vote. AS THE CHAIRMAN IS ONLY ABLE TO EXERCISE ONE VOTE ON A SHOW OF HANDS, HE WILL USE THE VOTE FOR THOSE MEMBERS WHO WISH TO VOTE FOR ANY OR ALL OF THE RESOLUTIONS PUT TO THE MEETING. IF YOU WISH TO VOTE AGAINST ANY OR ALL OF THE RESOLUTIONS PUT TO THE MEETING, YOU MUST APPOINT A PERSON OTHER THAN THE CHAIRMAN OF THE MEETING TO ACT AS YOUR PROXY.				
(f)		This form of proxy must be signed by you or your attorney duly authorized in writing or, in the case of a corporation must be either under its common seal or under the hand of an officer or attorney duly authorized.			
(g)	Where there are joint registered holders of any share, any one of such persons may vote at any meeting, either personally or by proxy, ir respect of such share as if he was solely entitled thereto; but if more than one of such joint holders be present at any meeting personally or by proxy, that one of the said persons so present whose name stands first on the Register of Members of the Company in respect of such share shall alone be entitled to vote in respect thereof.				
(h)	To be certifi	walid, the form of proxy together with any power of attorney or other authoused copy thereof, must be deposited at the principal place of business of the Com oux Road Central, Hong Kong not less than 48 hours before the time for holding	pany at 2nd Floor, Wah k	Kit Commercial Centre, 302	

A proxy need not be a member of the Company but must attend the Meeting in person to represent you.

Completion and deposit of the form of proxy will not preclude you from attending and voting at the Meeting should you so wish.

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