

UBA INVESTMENTS LIMITED**開明投資有限公司****(incorporated in the Cayman Islands with limited liability)*

(Stock Code: 768)

**FINAL RESULTS
FOR THE YEAR ENDED 31ST MARCH, 2008****RESULTS**

The Board of directors (the “Board”) of UBA Investments Limited (the “Company”) is pleased to announce that the consolidated results of the Company and its subsidiaries (together the “Group”) for the year ended 31ST March, 2008 with comparative figures for the preceding financial year are as follows :

CONSOLIDATED INCOME STATEMENT*FOR THE YEAR ENDED 31ST MARCH, 2008*

	<i>Note</i>	<u>2008</u> HK\$	<u>2007</u> HK\$
Turnover	2	419,969,608	230,410,658
Costs of listed securities disposed		(358,969,335)	(199,491,901)
Other revenue	3	256,201	277,843
Other net loss	3	(29,455,986)	(1,563,567)
Impairment loss on available-for-sale financial assets		(8,505,577)	(798,000)
Impairment loss on amount due from an investee company		(225,000)	(165,559)
Administrative and other operating expenses		(7,751,161)	(3,210,901)
Finance costs	4	<u>(1,063,167)</u>	<u>(867,183)</u>
Profit before taxation	5	14,255,583	24,591,390
Income tax expense	6(a)	<u>(4,478,749)</u>	<u>(1,360,000)</u>
Profit for the year		9,776,834	23,231,390
		=====	=====
Attributable to:			
Equity holders of the Company		9,776,834	23,231,390
		=====	=====
Earnings per share			
Basic	7	0.92cents	2.19cents
		=====	=====
Diluted	7	N/A	N/A
		=====	=====

CONSOLIDATED BALANCE SHEETAS AT 31ST MARCH, 2008

	<u>Note</u>	<u>2008</u> HK\$	<u>2007</u> HK\$
Non-current assets			
Property, plant and equipment		13,484	18,034
Available-for-sale financial assets	8	<u>54,173,459</u>	<u>81,537,683</u>
		54,186,943	81,555,717
Current assets			
Amounts due from investee companies		17,681,169	20,806,169
Amounts due from related companies		2,477,109	-
Other receivables	9	65,060	60,060
Financial assets at fair value through profit or loss	10	65,633,363	36,545,710
Cash and bank balances		<u>9,205,670</u>	<u>13,096,601</u>
		<u>95,062,371</u>	<u>70,508,540</u>
Current liabilities			
Accruals		4,305,898	161,155
Interest-bearing borrowings		-	164,280
Provision for profits tax		<u>3,179,532</u>	<u>1,360,000</u>
		<u>7,485,430</u>	<u>1,685,435</u>
Net current assets		<u>87,576,941</u>	<u>68,823,105</u>
Net assets		<u>141,763,884</u>	<u>150,378,822</u>
Capital and reserves			
Share capital		10,597,782	10,597,782
Reserves		<u>131,166,102</u>	<u>139,781,040</u>
Total equity		<u>141,763,884</u>	<u>150,378,822</u>
Net asset value per share	11	<u>0.13</u>	<u>0.14</u>

Notes on the consolidated financial statements

1. Basis Of Preparation:

The financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) (which also include Hong Kong Accounting Standards (“HKASs”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance and the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”). The financial statements have been prepared under the historical cost convention except that the available-for-sale financial assets and financial assets at fair value through profit or loss are stated at fair value.

The accounting policies and methods of computation are consistent with those used in the annual financial statements for the year ended 31st March, 2007 with the addition of the following amendments to standards and interpretation which are relevant to the Group’s operation and are mandatory for the financial year ended 31st March, 2008:

HKAS 1 (Amendment)	Capital Disclosures
HKFRS 7	Financial Instruments: Disclosures
HK(IFRIC) – Int 7	Applying the Restatement Approach under HKAS 29 Financial Reporting in Hyperinflationary Economies
HK(IFRIC) – Int 8	Scope of HKFRS 2
HK(IFRIC) – Int 9	Reassessment of Embedded Derivatives
HK(IFRIC) – Int 10	Interim Financial Reporting and Impairment
HK(IFRIC) – Int 11	HKFRS 2: Group and Treasury Share Transactions

These amendments to standards and interpretation had no material effect on the Group’s accounting policies. Accordingly, no prior year adjustment has been required.

The Group has applied the disclosure requirements under HKAS 1 (Amendment) and HKFRS 7 respectively. Certain information presented in prior year under the requirements of HKAS 32 has been revised and the relevant comparative information based on the requirements of HKAS 1 (Amendment) and HKFRS 7 has been presented for the first time in the current year.

The Group has not early applied the following new and revised standards or interpretations that have been issued but are not yet effective.

HKAS 1 (Revised)	Presentation of Financial Statements ¹
HKAS 23 (Revised)	Borrowing Costs ¹
HKFRS 8	Operating Segments ¹
HK(IFRIC) – Int 12	Service Concession Arrangements ²
HK(IFRIC) – Int 13	Customer Loyalty Programmes ³
HK(IFRIC) – Int 14	HKAS 19 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction ²

¹ Effective for annual periods beginning on or after 1st January, 2009

² Effective for annual periods beginning on or after 1st January, 2008

³ Effective for annual periods beginning on or after 1st July, 2008

The directors of the Company anticipate that the application of these new and revised standards or interpretations will have no material impact on the results and the financial position of the Group.

2. Turnover

	<u>2008</u> HK\$	<u>2007</u> HK\$
Proceeds from sale of available-for sale financial assets – listed	71,493,814	107,548,109
Proceeds from sale of financial assets at fair value through profit or loss – listed	345,645,588	120,698,082
Net gain from futures trading	143,473	-
Dividend income from listed equity securities	1,876,733	1,924,467
Dividend income from unlisted equity securities	<u>810,000</u>	<u>240,000</u>
	<u>419,969,608</u>	<u>230,410,658</u>

No analysis of the Group's turnover and contribution to operating profit for the year set out by principal activities and geographical markets is provided as the Group has only one single business segment, investment holding and all the consolidated turnover and the consolidated results of the Group are attributable to the markets in Hong Kong.

3. Other Revenue And Other Net Loss

	<u>2008</u> HK\$	<u>2007</u> HK\$
Other revenue		
Interest income	256,201	277,843
	<u>256,201</u>	<u>277,843</u>
Other net loss		
Net unrealised loss on financial assets at fair value through profit or loss	(29,455,986)	(1,563,567)
	<u>(29,455,986)</u>	<u>(1,563,567)</u>

4. Finance Costs

	<u>2008</u> HK\$	<u>2007</u> HK\$
Interest on other borrowings wholly repayable within five years	1,063,167	867,183
	<u>1,063,167</u>	<u>867,183</u>

5. Profit Before Taxation

Profit before taxation has been arrived at after charging the following:

	<u>2008</u> HK\$	<u>2007</u> HK\$
Auditors' remuneration		
- current year	120,000	120,000
- underprovision in prior year	5,000	-
	<u>125,000</u>	<u>120,000</u>
Depreciation	7,000	6,510
Investment management fee paid to a related company	2,300,000	1,878,957
Special bonus payable to a related company	4,138,896	-
Staff costs, including defined contributions of HK\$11,887 (2007: HK\$11,083) to MPF Scheme	303,492	317,533
Minimum lease payments on properties under operating leases	240,000	240,000
	=====	=====

6. Income Tax Expense

a) Income tax expense in the consolidated income statement represents:

	<u>2008</u> HK\$	<u>2007</u> HK\$
Hong Kong profits tax		
- current year	4,479,589	1,360,000
- overprovision in prior year	<u>(840)</u>	<u>-</u>
	<u>4,478,749</u>	<u>1,360,000</u>
	=====	=====

Provision for Hong Kong profits tax has been made at the rate of 17.5% on the estimated assessable profits (2007: Provision for Hong Kong profits tax has been made at the rate of 17.5% on the estimated assessable profits for the year after deducting the available tax losses brought forward from previous years).

b) Reconciliation between income tax expense and the Group's accounting profit at the applicable tax rate is set out below:

	<u>2008</u> HK\$	<u>2007</u> HK\$
Profit before taxation	<u>14,255,583</u>	<u>24,591,390</u>
Tax calculated at the statutory income tax rate of 17.5% (2007: 17.5%)	2,494,727	4,303,493
Tax effect of profit not subject to taxation	(6,171,413)	(3,642,424)
Tax effect of non-deductible expenses	7,547,403	533,842
Tax effect on unrecognised temporary difference	614	911
Tax effect of unused tax losses not recognised	608,258	163,338
Overprovision in prior year / current year	<u>(840)</u>	<u>840</u>
Actual tax expense	<u>4,478,749</u>	<u>1,360,000</u>
	=====	=====

6. Income Tax Expense (Continued)

- c) At the balance sheet date, the Group had unutilised tax losses of HK\$10,396,500 (2007: HK\$6,920,740) available for offsetting against future taxable profits. However, no deferred tax asset has been recognised due to the unpredictability of future taxable profits. The tax losses may be carried forward indefinitely.

7. Earnings Per Share

The basic earnings per share is based on the Group's profit attributable to equity holders of the Company of HK\$9,776,834 (2007: HK\$23,231,390) and the weighted average number of 1,059,778,200 (2007: 1,059,778,200) ordinary shares in issue during the year.

There is no diluted earnings per share for the years ended 31st March, 2008 and 2007 presented since the Company has no dilutive potential ordinary shares.

8. Available-For-Sale Financial Assets

	<u>2008</u> HK\$	<u>2007</u> HK\$
Unlisted equity securities, at cost	7,136,281	7,136,281
Less: Provision for impairment loss	<u>(6,232,000)</u>	<u>(6,232,000)</u>
	904,281	904,281
Listed equity securities in Hong Kong	<u>53,269,178</u>	<u>80,633,402</u>
	54,173,459	81,537,683
	=====	=====
Market value of listed equity securities	<u>53,269,178</u>	<u>80,633,402</u>
	=====	=====

As at the balance sheet date, all available-for-sale financial assets are stated at fair value except for those unlisted equity securities of which their fair values cannot be measured reliably. Fair values of listed equity securities have been determined by reference to published price quotations in active markets.

9. Other Receivables

	<u>2008</u> HK\$	<u>2007</u> HK\$
Deposits	60,060	60,060
Other receivables	<u>5,000</u>	<u>-</u>
	65,060	60,060
	=====	=====

No ageing analysis is disclosed for other receivables in view of the fact that they comprise mainly rental deposits.

10. Financial Assets At Fair Value Through Profit Or Loss

	<u>2008</u> <u>HK\$</u>	<u>2007</u> <u>HK\$</u>
Equity securities, - listed in Hong Kong	63,487,466	36,545,710
Derivative financial instruments at fair value	<u>2,145,897</u>	<u>-</u>
	<u>65,633,363</u>	<u>36,545,710</u>
Market value of listed equity securities	<u>63,487,466</u>	<u>36,545,710</u>

Derivative financial assets represent financial instruments for trading of precious metals with a financial institution through a related company. These are categorised as financial assets at fair value through profit or loss unless they are designated as hedges.

11. Net Asset Value Per Share

The calculation of net asset value per share is based on the net assets of HK\$141,763,884 (2007: HK\$150,378,822) and the 1,059,778,200 (2007: 1,059,778,200) ordinary shares in issue as at 31st March, 2008.

MANAGEMENT'S STATEMENT

Financial Results

With the Group's prudent accounting approach, impairment loss in investment for 2008 is HK\$8.5 million (2007:HK\$798,000) and a doubtful debt amount to HK\$225,000 (2007:HK\$165,559) were provided for the current financial year in view of the volatile investment market. The Group recorded a net profit of approximately HK\$9.8 million for 2008. When compared with last year corresponding period, net profit decreased from HK\$23.2 million of 2007 to HK\$9.8 million.

Cash balance as of 31st March, 2008 stood at a healthy level of HK\$9.2 million. The Board believed that the Group has sufficient financial resources to meet with its working capital requirements and to prepare for any good investment opportunities.

Net asset value per share has slightly decreased by 7% from HK\$0.14 as of 31st March, 2007 to HK\$0.13 as of 31st March, 2008.

Business Review

The major business of the Group is investment in private equity and listed securities. The Group's portfolio comprises investment from different industries. It is the aim of the Group to diversify the investment risk and to maximise the overall return of the portfolio. The Group focuses on listed securities investment. For the year under review, listed securities portfolio amounted to over 78% and 97% of total assets value (HK\$149,249,314) and total investment portfolio value (HK\$119,806,822) respectively.

Global investment markets have undergone a downward adjustment since the last quarter of 2007 with possible recession in the U.S. economy following the sub-prime loan crisis. Fiscal policies and measurements have been implemented by the U.S. and European countries to counter these problems, the general market sentiment is rather pessimistic. Nevertheless, with the continuous effort of the management, the Group still achieved a positive performance for the financial year ended 31st March, 2008.

Heng Seng Index dropped about 28% from the historical high of around 31,900 as of 30th October, 2007 to 23,000 as of 31st March, 2008. In line with the market performance, net asset value also decreased by approximately 28% from HK\$195,924,372 as of 31st October, 2007 to HK\$141,763,884 as of 31st March, 2008.

The Group's net assets decreased by 6% from HK\$150,378,822 of 2007 to HK\$141,763,884 this year.

With approval by independent shareholders at the last extraordinary general meeting, we will pay a special bonus to Upbest Assets Management Limited in order to reward their outstanding performance. The special bonus amounts to HK\$4,138,896. In general, the operating expenses were well within control during the year.

In order to maintain a balance between risk and return, the Group included precious metal and index futures in its investment portfolio. The management believed that the diversification of investment types will enhance portfolio risk management. Investment in a Macau property company in previous years is now harvestable, the Group enjoys a fruitful return from this investment.

Prospects

Hong Kong economy experienced strong rebound since SARS. Although the growth has slow down recently, GDP continues to increase from 7% in 2005 to 9.5% in 2007.

This is the objective of the Company to diversify the investment risk and maximise shareholders' benefit. The Group will put more focus in precious metal and index future investment. Furthermore, the Group will continue to seek potential investment which may bear a good return in the future.

FINANCIAL REVIEW

Liquidity and financial resources

As at 31st March, 2008, the Group had bank balances and cash of HK\$9,205,670 (2007: HK\$13,096,601). The Board believes that the Group has sufficient financial resources to satisfy its commitments and working capital requirements.

As at 31st March, 2008, none of listed equity securities of the Group and the Company had been pledged to secure margin facilities and loans granted by a related company.

Dividend

The Board has resolved not to recommend a payment of final dividend.

Capital structure

There has been no change to the capital structure of the Company since 1st April, 2004.

Capital commitment and contingent liabilities

As at 31st March, 2008, the Group had no material capital commitment and contingent liabilities.

Foreign currency fluctuation

The Board believes that the foreign exchange risk is minimal as the Group mainly uses Hong Kong dollars to carry out its business transactions.

Employment

As at 31st March, 2008, the Group employed a total of 5 employees, including the executive directors of the Company.

Share options

The Company does not have share option scheme.

AUDIT COMMITTEE

The Audit Committee of the Company had reviewed the consolidated results of the Group for the year ended 31st March, 2008. The figures in respect of the preliminary announcement of the Group's results for the year ended 31st March 2008 have been agreed by the Group's auditors, Li, Tang, Chen & Co, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by Li, Tang, Chen & Co in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Li, Tang, Chen & Co on the preliminary announcement.

The audit committee of the Group consists of 3 independent non-executive directors, namely Mr. Chan Chung Yee, Alan, Dr. Lewis Hung Fung and Mr. Ip Man Tin, David.

CORPORATE GOVERNANCE

The Company has complied throughout the year ended 31st March, 2008 with the Code on Corporate Governance Practices set out in Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange, except that independent non-executive directors of the Company were not appointed for a specific term but are subject to retirement by rotation according to the provision of the Company's bye-laws. As such, the Company considers that sufficient measures have been taken to ensure that the Company's corporate governance practices are no less exacting than those in the Code.

SUFFICIENCY OF PUBLIC FLOAT

According to the information that is publicly available to the Company and within the knowledge of the Board, the percentage of the Company's shares which are in the hands of the public exceeds 25% of the Company's total number of issued shares.

REPURCHASE, SALE AND REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries repurchase, sold or redeemed any of the Company's listed securities during the year.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code set out in Appendix 10 of the Listing Rules as the Code of conduct regarding securities transactions by the directors. Having made specific enquiry of all directors, the Company confirmed that all directors have complied with the required standard set out in Model Code during the year.

PUBLICATION OF THE FINAL RESULTS AND ANNUAL REPORT

This results announcement is published on the Stock Exchange's website (<http://www.hkex.com.hk>) and the Company's website (<http://www.uba.com.hk>). The 2008 annual report will be dispatched to the shareholders and will be available on websites of the Stock Exchange and the Company in due course.

By order of the Board
Li Kwok Cheung, George
Executive Director

Hong Kong, 16th July, 2008

As at the date of this announcement, the executive directors of the Company comprise Mr. Leung King Yue, Alex, Mr. Li Kwok Cheung, George, Dr. Wong Yun Kuen and Mr. Cheng Wai Lun, Andrew. The independent non-executive directors of the Company comprise Mr. Chan Chung Yee, Alan, Mr. Ip Man Tin, David and Dr. Lewis Hung Fung.

* For identification only