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 MARCH 31, 2006

RESULTS

The Board of directors (the "Board") of UBA Investments Limited (the "Company") is pleased to announce that the audited consolidated results of the Company and its subsidiaries (together the "Group") for the year ended March 31 , 2006 with comparative figures for the preceding financial year are as follows :

CONSOLIDATED INCOME STATEMENT

FOR THE YEAR ENDED 31ST MARCH, 2006

	Note	**2006** *HK$*	2005 *HK$*
Turnover	3	**54,403,681**	22,113,524
Costs of listed securities disposed		**(47,392,103)**	(22,825,896)
Other revenue	4	**224,469**	676,178
Other net gains/(losses)	4	**79,493**	(2,993,722)
Impairment loss on available-for-sale financial assets in unlisted equity securities		**(246,000)**	(4,068,000)
Impairment loss on amounts due from investee companies		**(549,644)**	(2,155,794)
Impairment loss on amounts due from an investee company written back		**–**	5,000,000
Administrative and other operating expenses		**(2,743,388)**	(2,410,083)
Finance costs	5	**(294,705)**	(22,627)
Profit/(loss) before taxation	6	**3,481,803**	(6,686,420)
Income tax expense	7	**–**	–
Profit/(loss) for the year		**3,481,803**	(6,686,420)
Attributable to:			
Equity holders of the Company		**3,481,803**	(6,686,420)
Earnings/(loss) per share			
Basic	8	**0.3 cents**	(0.6) cents
Diluted		**N/A**	N/A

* *For identification only*

CONSOLIDATED BALANCE SHEET

AS AT 31ST MARCH, 2006

	Note	**2006**	2005
		HK$	*HK$*
Non-current assets			
Property, plant and equipment		**24,544**	26,866
Available-for-sale financial assets		**67,644,098**	–
Investments in securities		**–**	59,543,885
		67,668,642	59,570,751
Current assets			
Amounts due from investee companies		**24,576,718**	20,945,000
Loans and other receivables	9	**2,597,925**	5,060,058
Financial assets at fair value through profit or loss		**8,004,905**	–
Investments in securities		**–**	7,500,080
Cash and bank balances		**9,239,764**	3,813,037
		44,419,312	37,318,175
Current liabilities			
Accruals		**169,052**	143,473
Interest-bearing borrowings		**5,242,667**	2,546,653
Amount due to a related party		**–**	526,794
		5,411,719	3,216,920
Net current assets		**39,007,593**	34,101,255
Net assets		**106,676,235**	93,672,006
Capital and reserve			
Share capital		**10,597,782**	10,597,782
Reserves		**96,078,453**	83,074,224
Total equity		**106,676,235**	93,672,006
Net asset value per share	10	**0.10**	0.09

Notes to the consolidated financial statements

1. **Basis Of Preparation :**

The financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (which also include Hong Kong Accounting Standards and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants and accounting principles generally accepted in Hong Kong and the 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, as modified with respect to the measurement of available-for-sale financial assets and financial asset at fair value through profit or loss.

2. **Application Of Hong Kong Financial Reporting Standards ("HKFRSs")/ Changes In Accounting Policies**

The following new and revised HKFRSs affect the Group and the Company and are adopted for the first time for the current year's financial statements:

HKAS 1	Presentation of Financial Statements
HKAS 7	Cash Flow Statements
HKAS 8	Accounting Policies, Changes in Accounting Estimates and Errors
HKAS 10	Events after the Balance Sheet Date
HKAS 12	Income Taxes
HKAS 14	Segment Reporting
HKAS 16	Property, Plant and Equipment
HKAS 17	Leases
HKAS 18	Revenue
HKAS 19	Employee Benefits
HKAS 21	The Effects of Changes in Foreign Exchange Rates
HKAS 23	Borrowing Costs
HKAS 24	Related Party Disclosures
HKAS 27	Consolidated and Separate Financial Statements
HKAS 32	Financial Instruments: Disclosure and Presentation
HKAS 33	Earnings per Share
HKAS 36	Impairment of Assets
HKAS 37	Provisions, Contingent Liabilities and Contingent Assets
HKAS 39	Financial Instruments: Recognition and Measurement
HKAS 39 Amendment	Transition and Initial Recognition of Financial Assets and Financial Liabilities
HKFRS 3	Business Combinations

The adoption of HKASs 7, 8, 10, 12, 14, 16, 17, 18, 19, 21, 23, 24, 33 and 37 has had no material impact on the accounting policies of the Group and the Company and on the methods of computation in the Group's and the Company's financial statements.

The impact of adopting the other HKFRSs is summarised as follows:

a) Financial instruments:
In the current year, the Group has applied HKAS 32 "Financial instruments: disclosure and presentation" ("HKAS 32") and HKAS 39 "Financial instruments: Recognition and measurement" ("HKAS 39"). HKAS 32 requires retrospective application. HKAS 39, which is effective for annual periods beginning on or after 1st January, 2005, generally does not permit the recognition, derecognition or measurement of financial assets and liabilities on a retrospective basis. The principal effects resulting from the implementation of HKAS 32 and HKAS 39 are summarised below:

Classification and measurement of financial assets and financial liabilities
By 31st March, 2005, the Group classified and measured its debt and equity securities in accordance with the benchmark treatment of the Statement of Standard Accounting Practice 24 "Accounting for investments in securities" ("SSAP 24"). Under SSAP 24, investments in debt or equity securities are classified as "investment securities", "other investments" or "held-to-maturity investments" as appropriate. "Investment securities" are carried at cost less impairment losses (if any) while "other investments" are measured at fair value, with unrealised gains or losses included in the profit or loss. Held-to-maturity investments are carried at amortised cost less impairment losses (if any). From 1st April, 2005 onwards, the Group has classified and measured its debt and equity securities in accordance with HKAS 39. Under HKAS 39, financial assets are classified as "financial assets at fair value through profit or loss", "available-for-sale financial assets", "loans and receivables", or "held-to-maturity financial assets". "Financial assets at fair value through profit or loss" and "available-for-sale financial assets" are carried at fair value, with changes in fair values recognized in profit or loss and equity respectively. Available-for-sale equity investments that do not have quoted market prices in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments are measured at cost less impairment after initial recognition. "Loans and receivables" and "held-to-maturity financial assets" are measured at amortised cost using the effective interest method after initial recognition.

On 1st April, 2005, the Group classified and measured its debt and equity securities in accordance with the transitional provisions of HKAS 39. As a result of the adoption of HKAS 39, the group has redesignated "investments in securities" recorded in the consolidated balance sheet at 1st April, 2005 amounting to HK$59,543,885 as "available-for-sale financial assets" and HK$7,500,080 as "financial assets at fair value through profit or loss".

b) The financial effects on the application of the new HKFRSs as at 31st March, 2005 and 1st April, 2005 are summarised below:

	Effect of HKAS 39 *HK$*
Consolidated balance sheet items affected:	
Investments in securities	(67,043,965)
Available-for-sale financial assets	59,543,885
Financial assets at fair value through profit or loss	7,500,080
Total effects on assets and liabilities	–

Upon adoption of HKAS 39 on 1st April, 2005, fair value change on available-for-sale investments of HK$9,522,426 has been credited to the Group's fair value reserve during the year ended 31st March, 2006.

c) The Group has not early applied the following new standards and interpretations that have been issued but are not yet effective and might have financial impacts on the Group's financial statements. The directors of the Company anticipate that the application of these Standards or Interpretations will have no material impact on the consolidated financial statements of the Group.

HKAS 1 (Amendment)	Capital Disclosures [1]
HKAS 19 (Amendment)	Actuarial Gains and Losses, Group Plans and Disclosures [2]
HKAS 21 (Amendment)	Net Investment in a Foreign Operation [2]
HKAS 39 (Amendment)	Cash Flow Hedge Accounting of Forecast Intragroup Transactions [2]
HKAS 39 (Amendment)	The Fair Value Option [2]
HKAS 39 & HKFRS 4 (Amendments)	Financial Guarantee Contracts [2]
HKFRS 7	Financial Instruments: Disclosures [1]
HK(IFRIC)-Int 4	Determining Whether an Arrangement contains a Lease [2]
HK(IFRIC)-Int 7	Applying the Restatement Approach under HKAS 29 "Financial Reporting in Hyperinflationary Economies" [3]

[1] Effective for annual periods beginning on or after 1st January, 2007.
[2] Effective for annual periods beginning on or after 1st January, 2006.
[3] Effective for annual periods beginning on or after 1st March, 2006.

3. Turnover

	2006 *HK$*	2005 *HK$*
Proceeds from sale of other investments – listed	**–**	20,744,945
Proceeds from sale of available-for sale financial assets – listed	**20,741,437**	–
Proceeds from sale of financial assets at fair value through profit or loss – listed	**30,407,334**	–
Dividend income from listed equity securities	**3,254,910**	1,368,579
	54,403,681	22,113,524

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.

4. Other Revenues And Net Gain/(Loss)

	2006 *HK$*	2005 *HK$*
Other revenues		
Interest income	**224,299**	631,641
Other income	**170**	44,537
	224,469	676,178
Other net gains/(losses)		
Net unrealised gain on financial assets at fair value through profit or loss	**79,493**	–
Net unrealised loss on other investments	**–**	(2,993,722)
	79,493	(2,993,722)

5. Finance Costs

	2006 *HK$*	2005 *HK$*
Interest on:		
Bank overdrafts	**–**	3,433
Other borrowings wholly repayable within five years	**294,705**	19,194
	294,705	22,627

6. Profit/(Loss) Before Taxation

Profit/(loss) before taxation has been arrived at after charging the following:

	2006 *HK$*	2005 *HK$*
Auditors' remuneration		
– current year	**120,000**	92,000
– overprovision in prior year	**(6,000)**	–
	114,000	92,000
Depreciation	**6,510**	1,496
Investment management fee paid to a related company	**1,444,865**	1,387,324
Staff costs, including defined contributions of HK$12,925 (2005: HK$9,048) to MPF Scheme	**324,425**	211,549
Minimum lease payments on properties under operating leases	**240,000**	60,000

7. Income Tax Expense

a) No provision for Hong Kong profits tax has been made as the Company and the Group have no assessable profits arising in or derived from Hong Kong for the year (2005: Nil).

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

	2006 *HK$*	2005 *HK$*
Profit/(loss) before taxation	**3,481,803**	(6,686,420)
Notional tax charge/(credit) on profit/(loss) before taxation, calculated at the applicable tax rate of 17.5% (2005: 17.5%)	**609,315**	(1,170,123)
Tax effect of profit not subject to taxation	**(1,108,858)**	(1,212,949)
Tax effect of non deductible expenses	**170,156**	2,059,495
Tax effect on unrecognised temporary difference	**414**	–
Tax effect of unused tax losses not recognised	**328,973**	323,577
Actual tax expenses	**–**	–

c) At the balance sheet date, the Group had unutilized tax losses of HK$5,907,888 (2005: HK$4,028,046) 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.

8 Earnings/(Loss) Per Share

The basic earnings/(loss) per share is based on the Group's profit attributable to equity holders of the Company of HK$3,481,803 (2005: loss of HK$6,686,420) and the weighted average number of 1,059,778,200 (2005: 1,059,778,200) ordinary shares in issue during the year.

There is no diluted earnings per share for the years ended 31st March, 2006 and 2005 presented since the Company has no dilutive potential ordinary shares.

9. Loans and other receivables

	2006	2005
	HK$	*HK$*
Deposits and prepayments	**60,060**	60,000
Loans receivable	**2,536,987**	5,000,000
Other receivables	**878**	58
	2,597,925	5,060,058

Loans receivable are unsecured, bearing interest at annual interest rate of 6% (2005: 6%) and have no fixed term of repayment.

No ageing analysis is disclosed for other receivables in view of the fact that they comprise mainly rental deposits, dividend receivable from listed equity securities and interest income from fixed deposit.

10. Net asset value per share

The calculation of net asset value per share is based on the net assets of HK$106,676,235 (2005 : HK$93,672,006) and the weighted average number of 1,059,778,200 (2005 : 1,059,778,200) ordinary shares in issue during the year.

DIVIDEND

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

MANAGEMENT'S STATEMENT

On behalf of the Board of Directors, I am pleased to present to you the Group's annual report and audited financial statements, for the year ended March 31,2006.

Business Review

The Group's business is investment in private equity and listed securities. The Group's portfolio comprises investment from different industry. It is the aim of the Group to diversify the investment risk and to maximize the overall return of the portfolio.

The Group focus on listed securities investment representing over 66% of the total assets and 98% of the HK$75,649,003 total investment portfolio. During the financial year ended 31 March 2006, the stock market had a strong run. According to the data from the Stock Exchange of Hong Kong Limited, total fund raise over HK$170 billion from 1 April 2005 to 31 March 2006. Hang Seng Index reached over 17,000 points at the beginning of May, a record high for the last 68 months. With the active market, the Group had turn around and realized part of the investment. During the period under review, the Company recorded a net profit of HK$3,481,803. Turnover increased for approximately 146% to HK$54,403,681 from HK$22,113,524 of 2005.

The low interest rate era was over and inflation will follow, this can be proved by the continuing increase in energy prices and commodities prices, there could be some adverse impact on the property and investment market to world-wide economy. The Group had prepared itself for the up coming opportunities. Besides realizing profit during the good time, the Group had reserved a cash balance of HK$9,239,764, representing an increase of over 142% when comparing with year 2005, for any future potential investment.

With the better selection of investments, the net asset value of the Group increased from HK$93,672,006 to HK$106,676,235, representing approximately 14% increase. Total assets increased over 15.7% to HK$112,087,954 from HK$96,888,926 of 2005.

During the year under review, the Group had made two new investments. One of which is an investment in a company focus on Macau property investment. The Group anticipated a positive growth in the Macau economy, especially the property sector. The Group is of the view that with the increasing public awareness over the application of Chinese herbs and is looking for capital appreciation. In this regard, the Group had also investment in a company principally engaged in trading of Chinese herbs.

Prospects

With the continuous growth in the Macau economy, especially the rental market, the Group expects to obtain a juicy dividend yield over the Macau property investment.

Investment in Chinese herbs company is an investment aiming for a capital appreciation in the medium to long term. However, the recurrent income would not be forthcoming in the first few years due to the start-up of public awareness and acceptance of Chinese herbs.

Looking ahead, the Group will continue to closely monitor both its listed and unlisted investments. Under the present dynamic economic environment, the Group will continue to manage its investment with an aim to smoothen out the overall risk of the portfolio.

FINANCIAL REVIEW

Liquidity and financial resources

As at March 31, 2006, the Group had bank balances and cash of HK$9,239,764 (2005: HK$3,813,037). The Board believes that the Group has sufficient financial resources to satisfy its commitments and working capital requirements.

As at March 31, 2006, part of listed equity securities of the Group and the Company had been pledged to secure margin facilities and loans granted by a related company.

Capital structure

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

Capital commitment and contingent liabilities

As at March 31, 2006, 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 March 31, 2006, the Group employed a total of 4 employees, including the executive directors of the Company.

Share options

The Company does not have share option scheme.

AUDIT COMMITTEE

The Company has established an audit committee according to “A Guide for The Formation of an Audit Committee” published by the Hong Kong Institute of Certified Public Accountants. The primary duties of the audit committee are to review and supervise the financial reporting process and internal control system of the Group. The Audit Committee had also reviewed the annual results of the Group for the year ended March 31, 2006 in conjunction with the Company’s external auditors.

The audit committee of the Group consists of 3 independent non-executive directors, namely Mr. Wong Wai Kwong, David, Dr. Lewis Hung Fung and Mr. Ip Man Tin, David.

CORPORATE GOVERNANCE

The Company has complied throughout the year ended March 31, 2006 with the Code of Best practice as 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.

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.

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

Hong Kong, July 3, 2006

As at the date of this announcement, the executive directors of the Company comprise 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. Wong Wai Kwong, David, Mr. Ip Man Tin, David and Dr. Lewis Hung Fung

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