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UBA INVESTMENTS LIMITED

開明投資有限公司*

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 768)

PLACING OF NEW SHARES UNDER GENERAL MANDATE

Placing Agent



UPBEST SECURITIES COMPANY LIMITED

美建證券有限公司

On 12 December 2018 (after trading hours), the Placing Agent and the Company entered into the Placing Agreement pursuant to which the Company has conditionally agreed to place through the Placing Agent, on a best effort basis, up to 211,955,640 Placing Shares at the Placing Price of HK\$0.082 per Placing Share to not less than six Placers who and whose beneficial owners shall be Independent Third Parties. The Placing Shares will be allotted and issued pursuant to the General Mandate granted to the Directors at the AGM held on 17 August 2018.

Assuming that there will be no change in the issued share capital of the Company between the date of this announcement and the completion of the Placing, the maximum number of Placing Shares under the Placing represent (i) 20.00% of the existing issued share capital of the Company of 1,059,778,200 Shares as at the date

of this announcement; and (ii) approximately 16.67% of the issued share capital of the Company as enlarged by the allotment and issue of the Placing Shares. The aggregate nominal value of the maximum number of Placing Shares under the Placing will be HK\$2,119,556.40.

The Placing Price of HK\$0.082 represents a discount of approximately 8.89% to the benchmarked price of the Shares, which is the higher of (i) the closing price of HK\$0.082 per Share as quoted on the Stock Exchange on the date of the Placing Agreement; and (ii) the average closing price of HK\$0.09 per Share in the last five trading days prior to the date of the Placing Agreement.

Subject to completion of the Placing, it is expected that the maximum gross proceeds and net proceeds from the Placing will be approximately HK\$17.38 million and HK\$16.7 million respectively. On such basis, the net issue price will be approximately HK\$0.079 per Placing Share.

Since completion of the Placing is subject to the fulfillment of the condition as set out in the Placing Agreement, the Placing may or may not proceed. Shareholders and potential investors are reminded to exercise caution when dealing in the Shares.

PLACING OF NEW SHARES UNDER GENERAL MANDATE

The Board announces that on 12 December 2018 (after trading hours), the Placing Agent and the Company entered into the Placing Agreement pursuant to which the Company has conditionally agreed to place through the Placing Agent, on a best effort basis, up to 211,955,640 Placing Shares at the Placing Price of HK\$0.082 per Placing Share to not less than six Placees who and whose beneficial owners shall be Independent Third Parties. The principal terms of the Placing Agreement are set out below.

THE PLACING AGREEMENT

Date

12 December 2018 (after trading hours)

Issuer

The Company

Placing Agent

Upbest Securities Company Limited

Pursuant to the terms of the Placing Agreement, the Company has conditionally agreed to place through the Placing Agent, on a best effort basis, up to 211,955,640 Placing Shares to independent Placees. The terms of the Placing Agreement were arrived at after arm's length negotiations between the Company and the Placing Agent under normal commercial terms and with reference to the prevailing market conditions. The Directors are of the view that the terms of the Placing Agreement are fair and reasonable based on current market conditions.

As at the date of this announcement, CCAA Group Limited ("CCAA") holds approximately 74.18% interest in Upbest Group Limited ("Upbest"), the holding company of the Placing Agent. Fung Fai Growth Limited ("Fung Fai") holds approximately 32.08% interest in the Company. The ultimate beneficial owner of CCAA and Fung Fai is Cheng's Family Trust. Interested beneficiaries of the Cheng's Family Trust include Mr. Andrew Cheng, who is also a director of the Company. As such, the Placing Agent is a connected person to the Company as defined under Chapter 14 of the Listing Rules.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Placing Agent and its associates are Independent Third Parties. As at the date of this announcement, save as disclosed above, the Placing Agent and its associates were not interested in any other Shares.

The Placing Agent will charge the Company a placing commission equivalent to 3.5% of the Placing Price in respect of such number of Placing Shares successfully placed by the Placing Agent plus any other out-of-pocket charges and expenses by the Placing Agent in relation to the Placing. The payment of placing commission by the Company to the Placing Agent would constitute connected transaction on the part of the Company under Chapter 14A of the Listing Rules. Given the maximum amount of the commission payable by the Company is less than HK\$3 million and the Placing is conducted on normal commercial terms, the payment of placing commission by the Company to the Placing Agent under the Placing Agreement will be exempt from reporting, announcement and independent Shareholders' approval requirement pursuant to Rule 14A.76 of the Listing Rules.

Mr. Andrew Cheng has abstained from voting at the relevant Board meeting approving the Placing. Mr. Chan Chung Yee, Alan, being independent non-executive director of both the Company and Upbest, has abstained from voting at the relevant Board meeting approving the Placing to avoid potential conflict of interests. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, no other Directors have material interests in the Placing and no other Directors are required to abstain from voting at the relevant Board meeting approving the Placing.

Placees

The Placing Agent will, on a best effort basis, place the Placing Shares to not less than six Placees, who and whose ultimate beneficial owner(s) (if applicable) shall be Independent Third Parties.

Number of Placing Shares

Assuming that there will be no change in the issued share capital of the Company between the date of this announcement and the completion of the Placing, the maximum number of Placing Shares under the Placing represent (i) approximately 20.00% of the existing issued share capital of the Company of 1,059,778,200 Shares as at the date of this announcement; and (ii) approximately 16.67% of the issued share capital of the Company as enlarged by the allotment and issue of the Placing Shares. The aggregate nominal value of the maximum number of Placing Shares under the Placing will be HK\$2,119,556.40.

Ranking of Placing Shares

The Placing Shares under the Placing will rank, upon allotment and issue, *pari passu* in all respects with the Shares in issue on the date of allotment and issue of the Placing Shares.

Placing Price

The Placing Price of HK\$0.082 represents a discount of approximately 8.89% to the benchmarked price of the Shares, which is the higher of (i) the closing price of HK\$0.082 as quoted on the Stock Exchange on the date of the Placing Agreement; and (ii) the average closing price of HK\$0.09 in the last five trading days prior to the date of the Placing Agreement.

The Placing Price of the Placing was determined with reference to the prevailing market prices of the Shares and was negotiated on an arm's length basis between the Company and the Placing Agent. The Directors consider that the terms of the Placing are on normal commercial terms and are fair and reasonable based on the current market conditions. Hence, the Placing is in the interests of the Company and the Shareholders as a whole.

Subject to completion of the Placing, it is expected that the maximum gross proceeds and net proceeds (after deducting placing commission and other relevant costs and expenses) from the Placing will be approximately HK\$17.38 million and HK\$16.7 million respectively. On such basis, the net issue price will be approximately HK\$0.079 per Placing Share.

General Mandate to allot and issue of the Placing Shares

The Placing Shares will be issued under the General Mandate to allot, issue and deal with Shares granted to the Directors by resolution of the Shareholders passed at the AGM subject to the limit up to 20% of the then issued share capital of the Company as at the date of the AGM. Accordingly, the issue of the Placing Shares is not subject to the approval of the Shareholders.

Under the General Mandate, the Company is authorized to issue up to 211,955,640 Shares under the General Mandate. Up to the date of this announcement, no Share has been issued under the General Mandate. The maximum of 211,955,640 Placing Shares to be allotted and issued will utilize the entire General Mandate.

Application for listing of Placing Shares

Application will be made by the Company to the Stock Exchange for the grant of the listing of, and permission to deal in, the Placing Shares.

Condition of the Placing Agreement

Completion of the Placing is conditional upon the Stock Exchange granting the listing of, and permission to deal in, the Placing Shares to be placed pursuant to the Placing Agreement on or before 15 January 2019 (or such later date as the parties thereto may agree in writing) (“**Long Stop Date**”).

If the above condition is not satisfied on or before the Long Stop Date, the obligations of the Placing Agent and of the Company under the Placing Agreement shall cease and determine and neither the Placing Agent nor the Company shall have any claim against the other in relation to the Placing Agreement (save in respect of (i) any antecedent breaches of any obligation thereunder; and (ii) any liabilities in respect of the representations and warranties made by the Company, undertakings by the Placing Agent, indemnity and reimbursements).

Completion of the Placing

Completion of the Placing shall take place on the third Business Day after the fulfillment of the above condition or on such other date as the Company and the Placing Agent may agree in writing.

Force majeure

The Placing Agent reserves its right to terminate the Placing Agreement by notice in writing to the Company at any time up to 9:00 a.m. on the date of completion of the Placing if, in the reasonable opinion of the Placing Agent, after consultation with the Company:

- (1) there is any change in national, international, financial, exchange control, political, economic conditions in Hong Kong which in the reasonable opinion of the Placing Agent would be materially adverse in the consummation of the Placing; or
- (2) there is any breach of the warranties, representations and undertakings given by the Company in the Placing Agreement and such breach is considered by the Placing Agent on reasonable grounds to be material in the context of the Placing; or
- (3) there is any material change (whether or not forming part of a series of changes) in market conditions which in the reasonable opinion of the Placing Agent would materially and prejudicially affect the Placing or makes it inadvisable or inexpedient for the Placing to proceed; or
- (4) any statement contained in this announcement and the previously published announcements by the Company has become or been discovered to be untrue, incorrect or misleading in any material respect which in the opinion of the Placing Agent would be materially adverse in the consummation of the Placing; or
- (5) there is any suspension of dealings in the Shares on the Stock Exchange for more than five consecutive Business Days (other than as a result of or in connection with the Placing); or
- (6) any event of force majeure (being an event beyond the control of the parties and which is unforeseeable or unavoidable), including but without limiting the generality hereof, any act of God, war, riot, public disorder, civil commotion, fire, flood, explosion, epidemic, terrorism, strike or lock-out, occurs which prevents the performance of the contractual obligations of the parties under the Placing Agreement.

Upon termination of the Placing Agreement as described above, all liabilities of the parties to the Placing Agreement shall cease and determine and no party thereto shall have any claim against the other party in respect of any matter or thing arising out of or in connection with the Placing Agreement save in respect of (i) any antecedent breach of any obligation under the Placing Agreement; and (ii) any liabilities in respect of the representations and warranties made by the Company, undertakings by the Placing Agent, indemnity and reimbursements.

The Directors are not aware of the occurrence of any of such events as at the date of this announcement.

Since completion of the Placing is subject to the fulfillment of the condition as set out in the Placing Agreement, the Placing may or may not proceed. Shareholders and potential investors are reminded to exercise caution when dealing in the Shares.

REASONS FOR THE PLACING AND USE OF PROCEEDS

The Company is an investment company listed under Chapter 21 of the Listing Rules and its principal activities are investment in listed securities and unlisted securities for their potential earnings growth and capital appreciation.

It is expected that the maximum gross proceeds and net proceeds from the Placing will be approximately HK\$17.38 million and HK\$16.7 million respectively.

The net proceeds from the Placing are intended to be used for investments in listed securities and unlisted securities.

The Directors are of the view that the Placing can strengthen the financial position of the Company and provide funding to the Company to meet any future investment opportunities. The Placing also represents good opportunities to broaden the Shareholders' base and the capital base of the Company.

The Directors (including the independent non-executive Directors) consider that the terms and conditions of the Placing Agreement are fair and reasonable and are on normal commercial terms and the Placing is in the interest of the Company and the Shareholders as a whole.

EQUITY FUND RAISING ACTIVITIES OF THE COMPANY DURING THE PAST 12 MONTHS

The Company had not conducted any equity fund raising activity in the past 12 months immediately preceding the date of this announcement.

EFFECTS ON SHAREHOLDING STRUCTURE OF THE COMPANY

To the best of the Directors' knowledge, information and belief after having made all reasonable enquires, the existing shareholding structure of the Company and the effect on the shareholding structure of the Company upon completion of the Placing (subject to completion of the Placing and assuming that there is no other change in the shareholding structure of the Company before the allotment and issue of the Placing Shares under the Placing) are set out below:

<u>Shareholders</u>	As at the date of this announcement		Immediately upon completion of the Placing	
	Number of issued Shares	Approximate Percentage	Number of issued Shares	Approximate Percentage
Fung Fai (Note 1)	340,000,000	32.08%	340,000,000	26.74%
Kingswell Holdings Group Limited (Note 2)	192,000,000	18.12%	192,000,000	15.10%
<i>Public Shareholders</i>				
The Placees	-	-	211,955,640	16.66%
Other Shareholders	<u>527,778,200</u>	<u>49.80%</u>	<u>527,778,200</u>	<u>41.50%</u>
Total:	<u>1,059,778,200</u>	<u>100.00%</u>	<u>1,271,733,840</u>	<u>100.00%</u>

Notes:

1. The entire issued share capital of Fung Fai is owned by Cheng's Family Trust. Mr. Andrew Cheng and his family members are the beneficiaries of the trust which assets include interests in the entire issued share capital of Fung Fai.
2. The entire issued share capital of Kingswell Holdings Group Limited is beneficially owned by Mr. Leong Chi Wai.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

“ AGM ”	the annual general meeting of the Company convened on 17 August 2018
“ associates ”	has the meaning ascribed to this term under the Listing Rules
“ Board ”	the board of Directors
“ Business Day(s) ”	any day (not being a Saturday, Sunday or public holiday) on which licensed banks are generally open for business in Hong Kong throughout their normal business hours
“ Cheng's Family Trust ”	a trust of which the discretionary objects are family members of Mr. Andrew Cheng

“Company”	UBA Investments Limited, a company incorporated in the Cayman Islands with limited liability and the issued Shares of which are listed on Main Board of the Stock Exchange
“connected person”	has the meaning ascribed to this term under the Listing Rules
“Director(s)”	Director(s) of the Company
“General Mandate”	the general mandate granted to the Directors at the AGM to allot, issue or deal with up to 20% of the then issued share capital of the Company as at the date of the AGM
“Group”	the Company and its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	third party(ies) independent of and not connected with the Company and its connected persons and is not acting in concert (as defined in the Codes on Takeovers and Mergers and Share Buy-backs) with any of the connected persons of the Company or any of their respective associates (as defined under the Listing Rules) (including Upbest)
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Andrew Cheng”	Mr. CHENG Wai Lun, Andrew, an executive Director
“Placee(s)”	any individuals, corporates, institutional investors or other investors to be procured by or on behalf of the Placing Agent under the Placing
“Placing”	the offer by way of private placing of the Placing Shares by or on behalf of the Placing Agent to the Placee(s) on the terms and subject to the conditions set out in the Placing Agreement
“Placing Agent”	Upbest Securities Company Limited, the placing agent and a licensed corporation to carry out Type 1 (dealing in securities) regulated activities under the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong) in Hong Kong

“Placing Agreement”	the conditional placing agreement entered into between the Company and the Placing Agent dated 12 December 2018 in relation to the Placing under the General Mandate
“Placing Price”	HK\$0.082 per Placing Share
“Placing Shares”	an aggregate of up to 211,955,640 new Shares to be placed pursuant to the Placing Agreement and each a “Placing Share”
“Share(s)”	ordinary share(s) in the share capital of the Company
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“%”	per cent.

By order of the Board
UBA Investments Limited
Dr. WONG Yun Kuen
Chairman and Executive Director

Hong Kong, 12 December 2018

** For identification purpose only*

As at the date of this announcement, the Board of the Company consists of Dr. WONG Yun Kuen as chairman and executive director and Mr. CHENG Wai Lun, Andrew as executive director; and Mr. CHAN Chung Yee, Alan, Dr. FUNG Lewis Hung and Mr. TANG Hon Bui, Ronald as independent non-executive directors.