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UBA INVESTMENTS LIMITED

開明投資有限公司*

(incorporated in Cayman Islands with limited liability)

(Stock code: 768)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform its shareholders and potential investors that the Group is expected to record an unaudited loss for the six months ended 30 September 2019 of approximately HK\$30 million.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by UBA Investments Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined in the Listing Rules) of Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that based on a preliminary review of the Group’s unaudited consolidated management accounts, it is expected to record an unaudited loss of the Group for the six months ended 30 September 2019 of approximately HK\$30 million. The unaudited loss was mainly attributed to the net realised and unrealised loss on financial assets at fair value through profit or loss.

It should be noted that the expected loss is based on preliminary review of the Group's unaudited consolidated management accounts. Further, the aforesaid expected loss may subject to the change in fair value of the financial assets at fair value through profit or loss for the year ending 31 March 2020.

As the Company is still in the process of finalising the Group's unaudited interim results for the six months ended 30 September 2019, the information contained in this announcement is only a preliminary estimate performed by the management of the Company based on currently available information which is not based on any figures or information audited or reviewed by the Company's auditors or audit committee. Details of the Group's performance will be disclosed in the interim results announcement which is expected to be released before the end of November 2019 in compliance with the Listing Rules.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
UBA INVESTMENTS LIMITED
Leung Man Lai
Company Secretary

Hong Kong, 21 November 2019

** 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.