Unity Investments Holdings Limited
合一投資控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 913)

ANNOUNCEMENT OF FINAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2020

The board of directors (the "**Board**") of Unity Investments Holdings Limited (the "**Company**") hereby announces the consolidated results of the Company and its subsidiaries (hereinafter collectively referred to as the "**Group**") for the year ended 31 December 2020 (the "**Year**") with comparative figures for the corresponding period in 2019 as follows:

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2020

	Notes	**2020** ***HK$'000***	2019 *HK$'000*
Gross proceeds from disposal of trading securities		**250**	41,178
Loss from the sale of listed equity investments at fair value through profit or loss ("FVPL")		**14**	(101,631)
Gain from the sale of unlisted equity investment at FVPL		**2,725**	–
Revenue	*4*	**–**	353
Other income	*4*	**144**	–
Changes in fair value of listed equity investments at FVPL	*6*	**9,390**	74,578
Changes in fair value of unlisted equity investments at FVPL	*6*	**(41,452)**	(32,932)
Impairment of financial assets at amortised costs, net		**(1,880)**	(2,460)
Other operating expenses		**(11,285)**	(8,375)
Finance costs	*6*	**(24)**	(170)
Loss before tax	*6*	**(42,368)**	(70,637)
Income tax	*7*	**–**	–
Loss and total comprehensive loss for the year attributable to equity holders of the Company		**(42,368)**	(70,637)
		HK$	*HK$*
Loss per share – Basic and diluted	*8*	**(0.20)**	(0.38)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 December 2020

	Notes	**2020** **HK$'000**	2019 *HK$'000*
Non-current assets			
Equity investments at fair value through profit or loss		**100,592**	148,319
Current assets			
Equity investments at fair value through profit or loss		**114,872**	98,220
Deposits and prepayments		**212**	221
Due from securities brokers	*9*	**1,434**	3,909
Other receivables		**12,264**	15,394
Bank balances and cash		**736**	297
		129,518	118,041
Current liabilities			
Other payables and accruals		**616**	1,291
Due to securities brokers	*10*	**1**	–
		617	1,291
Net current assets		**128,901**	116,750
Total assets less current liabilities		**229,493**	265,069
NET ASSETS		**229,493**	265,069
Capital and reserves			
Share capital		**223**	186,232
Reserves		**229,270**	78,837
TOTAL EQUITY		**229,493**	265,069
		HK$	*HK$*
Net asset value per share	*11*	**1.03**	0.14

Notes:

1. GENERAL INFORMATION

Unity Investments Holdings Limited was incorporated in the Cayman Islands with limited liability and its shares are listed on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

2. PRINCIPAL ACCOUNTING POLICIES

Basis of preparation

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("**HKFRSs**"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("**HKASs**") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. In addition, the consolidated financial statements also comply with applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

These consolidated financial statements have been prepared on a basis consistent with the accounting policies adopted in the 2018 consolidated financial statements except for the adoption of the following new/revised HKFRSs that are relevant to the Group and effective from the current year.

Adoption of Amendments to Hong Kong Financial Reporting Standards

(a) Amendments to HKFRSs that are mandatorily effective for the current year

In the current year, the Group has applied the Amendments to References to the Conceptual Framework in HKFRS Standards and the following amendments to HKFRSs issued by the HKICPA for the first time, which are mandatory effective for the annual period beginning on or after 1 January 2020 for the preparation of the consolidated financial statements:

Amendments to HKAS 1 and HKAS 8	Definition of Material
Amendments to HKFRS 3	Definition of a Business
Amendments to HKFRS 9, HKAS 39 and HKFRS 7	Interest Rate Benchmark Reform

Except as described below, the application of the Amendments to References to the Conceptual Framework in HKFRS Standards and the amendments to HKFRSs in the current year has had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

(i) Impacts on application of Amendments to HKAS 1 and HKAS 8 Definition of Material

The Group has applied the Amendments to HKAS 1 and HKAS 8 for the first time in the current year. The amendments provide a new definition of material that states "information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity." The amendments also clarify that materiality depends on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements taken as a whole.

The application of the amendments in the current year had no impact on the consolidated financial statements.

(ii) Impacts on application of Amendments to HKFRS 3 Definition of a Business

The Group has applied the amendments for the first time in the current year. The amendments clarify that while businesses usually have outputs, outputs are not required for an integrated set of activities and assets to qualify as a business. To be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs. The amendments remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs. The amendments also introduce additional guidance that helps to determine whether a substantive process has been acquired. In addition, the amendments introduce an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business. Under the optional concentration test, the acquired set of activities and assets is not a business if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar assets. The gross assets under assessment exclude cash and cash equivalents, deferred tax assets, and goodwill resulting from the effects of deferred tax liabilities. The election on whether to apply the optional concentration test is available on transaction-by-transaction basis.

The application of the amendments in the current year had no impact on the consolidated financial statements.

(iii) Impacts on application of Amendments to HKFRS 9, HKAS 39 and HKFRS 7 Interest Rate Benchmark Reform

The Group has applied the amendments for the first time in the current year. The amendments modify specific hedge accounting requirements to allow hedge accounting to continue for affected hedges during the period of uncertainty before the hedged items or hedging instruments affected by the current interest rate benchmarks are amended as a result of the on-going interest rate benchmark reform. The amendments are relevant to the Group given that it applies hedge accounting to its benchmark interest rate exposures

The application of the amendments in the current year had no impact on the consolidated financial statements.

3. FUTURE CHANGES IN HKFRS

At the date of authorisation of these consolidated financial statements, the HKICPA has issued the following new/revised HKFRSs that are not yet effective for the current year, which the Group has not early adopted:

		Effective for accounting periods beginning on or after
HKFRS 17	Insurance Contracts	1 January 2021
Amendments to HKFRS 16	Covid-19-Related Rent Concessions	1 June 2020
Amendments to HKFRS 3	Reference to the Conceptual Framework	1 January 2022
Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	Interest Rate Benchmark Reform – Phase 2	1 January 2021
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	A date to be determined
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)	1 January 2023
Amendments to HKAS 16	Property, Plant and Equipment – Proceeds before Intended Use	1 January 2022
Amendments to HKAS 37	Onerous Contracts – Cost of Fulfilling a Contract	1 January 2022
Amendments to HKFRSs	Annual Improvements to HKFRSs 2018 – 2020	1 January 2022

Except for the new and amendments to HKFRSs mentioned below, the directors of the Company anticipate that the application of all other new and amendments to HKFRSs is unlikely to have a material impact on the Group's financial position and performance as well as disclosure in foreseeable future.

(i) Amendment to HKFRS 16 Covid-19-Related Rent Concession

The amendment introduces a new practical expedient for lessees to elect not to assess whether a Covid-19– related rent concession is a lease modification. The practical expedient only applies to rent concessions occurring as a direct consequence of the Covid-19 that meets all of the following conditions:

– the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;

– any reduction in lease payments affects only payments originally due on or before 30 June 2021; and

– there is no substantive change to other terms and conditions of the lease.

A lessee applying the practical expedient accounts for changes in lease payments resulting from rent concessions the same way it would account for the changes applying HKFRS 16 Leases if the changes are not a lease modification. Forgiveness or waiver of lease payments are accounted for as variable lease payments. The related lease liabilities are adjusted to reflect the amounts forgiven or waived with a corresponding adjustment recognised in the profit or loss in the period in which the event occurs.

The application is not expected to have impact on the Group's financial position and performance as the Group does not intend to apply the practical expedient.

(ii) Amendment to HKFRS 3 Reference to the Conceptual Framework

The amendments:

- update a reference in HKFRS 3 Business Combinations so that it refers to the Conceptual Framework for Financial Reporting 2018 issued in June 2018 (the "Conceptual Framework") instead of Framework for the Preparation and Presentation of Financial Statements (replaced by the Conceptual Framework for Financial Reporting 2010 issued in October 2010);

- add a requirement that, for transactions and other events within the scope of HKAS 37 Provisions, Contingent Liabilities and Contingent Assets or HK(IFRIC)-Int 21 Levies, an acquirer applies HKAS 37 or HK(IFRIC)-Int 21 instead of the Conceptual Framework to identify the liabilities it has assumed in a business combination; and

- add an explicit statement that an acquirer does not recognise contingent assets acquired in a business combination.

The Group will apply the amendments prospectively to business combinations for which the date of acquisition is on or after the beginning of the first annual period beginning on or after 1 January 2022.

(iii) Amendment to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 Interest Rate Benchmark Reform – Phase 2

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 Interest Rate Benchmark Reform – Phase 2 relate to the modification of financial assets, financial liabilities and lease liabilities, specific hedge accounting requirements and disclosure requirements applying HKFRS 7 Financial Instruments: Disclosures to accompany the amendments regarding modifications and hedge accounting.

- **Modification of financial assets, financial liabilities and lease liabilities.** A practical expedient is introduced for modifications required by the reform (modifications required as a direct consequence of the interest rate benchmark reform and made on an economically equivalent basis). These modifications are accounted for by updating the effective interest rate. All other modifications are accounted for using the current HKFRSs requirements. A similar practical expedient is proposed for lessee accounting applying HKFRS 16;

- **Hedge accounting requirements.** Under the amendments, hedge accounting is not discontinued solely because of the interest rate benchmark reform. Hedging relationships (and related documentation) are required to be amended to reflect modifications to the hedged item, hedging instrument and hedged risk. Amended hedging relationships should meet all qualifying criteria to apply hedge accounting, including effectiveness requirements; and

- **Disclosures.** The amendments require disclosures in order to allow users to understand the nature and extent of risks arising from the interest rate benchmark reform to which the Group is exposed to and how the entity manages those risks as well as the entity's progress in transitioning from interbank offered rates to alternative benchmark rates, and how the entity is managing this transition.

The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.

(iv) Amendment to HKFRS 10 and HKAS 28 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The amendments to HKFRS 10 Consolidated Financial Statements and HKAS 28 Investments in Associates and Joint Ventures deal with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. Specifically, the amendments state that gains or losses resulting from the loss of control of a subsidiary that does not contain a business in a transaction with an associate or a joint venture that is accounted for using the equity method, are recognised in the parent's profit or loss only to the extent of the unrelated investors' interests in that associate or joint venture. Similarly, gains and losses resulting from the remeasurement of investments retained in any former subsidiary (that has become an associate or a joint venture that is accounted for using the equity method) to fair value are recognised in the former parent's profit or loss only to the extent of the unrelated investors' interests in the new associate or joint venture.

The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.

(v) Amendment to HKAS 1 Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)

The amendments provide clarification and additional guidance on the assessment of right to defer settlement for at least twelve months from reporting date for classification of liabilities as current or non-current, which:

– specify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Specifically, the amendments clarify that:

  (i) the classification should not be affected by management intentions or expectations to settle the liability within 12 months; and

  (ii) if the right is conditional on the compliance with covenants, the right exists if the conditions are met at the end of the reporting period, even if the lender does not test compliance until a later date; and

– clarify that if a liability has terms that could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instruments, these terms do not affect its classification as current or non-current only if the entity recognises the option separately as an equity instrument applying HKAS 32 Financial Instruments: Presentation.

In addition, Hong Kong Interpretation 5 was revised as a consequence of the Amendments to HKAS 1 to align the corresponding wordings with no change in conclusion.

Based on the Group's outstanding liabilities as at 31 December 2020, the application of the amendments will not result in reclassification of the Group's liabilities.

(vi) **Amendment to HKFRSs Annual Improvements to HKFRSs 2018 – 2020**

The annual improvements make amendments to the following standards.

HKFRS 9 Financial Instruments

The amendment clarifies that for the purpose of assessing whether modification of terms of original financial liability constitutes substantial modification under the "10 per cent" test, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or the lender on the other's behalf.

HKFRS 16 Leases

The amendment to Illustrative Example 13 accompanying HKFRS 16 removes from the example the illustration of reimbursement relating to leasehold improvements by the lessor in order to remove any potential confusion.

HKAS 41 Agriculture

The amendment ensures consistency with the requirements in HKFRS 13 Fair Value Measurement by removing the requirement in paragraph 22 of HKAS 41 to exclude taxation cash flows when measuring the fair value of a biological asset using a present value technique.

The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.

4. REVENUE AND OTHER INCOME

The Group is principally engaged in the investment in listed and unlisted companies. Revenue recognised during the year are as follows:

	2020	2019
	HK$'000	*HK$'000*
Revenue		
Dividend income from listed equity investments as FVPL	**–**	353
	–	353
Other Income		
Government grants *(note)*	**144**	–
	144	353

Note: Government grants were mainly granted to the Group as subsidies to support the operation of the Group.

5. SEGMENT INFORMATION

For the purpose of internal reporting, the Group only has one business segment, namely, investments in listed and unlisted securities. Business segment information, which is the Group's primary basis of segment reporting, is not required as the Group's revenue, contribution to operating profit, assets and liabilities are attributable to this only segment.

Geographical information

The geographical location from which the Group derives revenue is based on the location of the markets of the respective investments; and geographical location of the specified non-current assets is based on the physical location of the asset. However, all of the Group's revenue and non-current assets are principally attributable to Hong Kong. Consequently, no geographical information represented.

6. LOSS BEFORE TAX

		2020	2019
		HK$'000	*HK$'000*
This is stated after charging (crediting):			
Finance costs			
Interest on margin financing		**24**	170
Staff costs (excluding directors' remuneration):			
Employee benefits expense		**392**	366
Contributions to defined contribution plans		**34**	36
Share-based payment expense		**1,143**	212
		1,569	614
Other items			
Auditor's remuneration		**360**	480
Expenses related to short term lease		**153**	143
Disclosures pursuant to Rule 21.12(1)(c) of the Listing Rules			
Realised (gain)/loss on disposal of listed investments	(i)	**(14)**	101,631
Realised gain on disposal of unlisted investments		**(2,725)**	–
Unrealised gain on listed investments	(ii)	**(9,390)**	(74,578)
Unrealised loss on unlisted investments		**41,452**	32,932

Notes:

(i) The amounts are calculated based on the sales proceeds less cost of those listed investments.

(ii) The amounts represented changes in fair value of unrealised investments during the year and cumulative change in fair value of realised investments.

7. TAXATION

No provision for Hong Kong Profits Tax was made by the Group as the Group did not derive any assessable profits in Hong Kong for the year ended 31 December 2020 and 2019.

8. LOSS PER SHARE

The calculation of basic loss per share is based on the Group's loss attributable to the equity holders of the Company of HK$42,368,000 *(2019: HK$70,637,000)* and the weighted average number of 209,902,000 *(2019: 186,232,000)* ordinary shares in issue during the year.

On 20 February 2020, the Company completed a share consolidation which involve the consolidation of every ten shares of HK$0.1 into one consolidated share of HK$0.001 each ("Consolidated Share").

For the year ended 31 December 2020 and 2019, the weighted average number of ordinary shares has been adjusted for the effect of the share consolidation.

As exercise of share options of the Company would result in a decrease in loss per share, diluted loss per share is the same as basic loss per share in year ended 31 December 2020 and 2019.

9. DUE FROM SECURITIES BROKERS

Amounts due from securities brokers represent deposits placed with securities brokers for the trading of listed investments which are repayable on demand and interest-free.

10. DUE TO SECURITIES BROKERS

Amounts due to securities brokers represent margin loans arising from the trading of listed investments which are repayable on demand. No ageing analysis is disclosed in respect of due to securities brokers. In the opinion of the directors of the Company, an ageing analysis does not give additional value in view of the Group's business nature.

11. NET ASSET VALUE PER SHARE

Net asset value per share is calculated by dividing the net assets included in the consolidated statement of financial position of approximately HK$229,493,000 *(2019: HK$265,069,000)* by the number of shares in issue at 31 December 2020, being 223,471,680 *(2019: 1,862,316,806)*.

In the course of preparation of this announcement, the value of the Group's unlisted investments decreased by net amount of approximately HK$41,452,000, which was made with reference to independent valuation reports principally. These valuation reports were obtained by the Company after 15 January 2021, the date of the Company's announcement titled "Net Asset Value" (the "**NAV Announcement**"). The decrease of net asset value per share of the Company as at 31 December 2020 from approximately HK$1.216 as stated in the NAV Announcement to approximately HK$1.03 as stated in this announcement is principally resulted from the aforesaid changes in fair value of unlisted equity investments.

12. EVENT AFTER THE REPORTING PERIOD

Placing of new shares

Reference is made to the announcements of the Company dated 8 March 2021 and on 18 February 2021 (the "**Placing Announcements**") relating to the Placing of new shares. Unless the context otherwise requires, terms used in this note shall have the same meanings as those defined in the Placing Announcements.

Subsequent to the year end date of 31 December 2020, the Placing of new shares became effective on 8 March 2021 (Hong Kong time). An aggregate of 44,690,000 Placing Shares have been allotted and issued to not less than six independent Placees at the Placing Price of HK$0.130 per Placing Share pursuant to the terms and condition of the Placing Agreement.

The gross and net proceeds (after deducting the placing commission and other related expenses incurred in the Placing) from the Placing are approximately HK$5,800,000 and approximately HK$5,700,000 respectively. The Company intends to use such net proceeds for the general working capital of the Group and for future investments pursuant to the investment objectives of the Company.

FINAL RESULTS AND FINAL DIVIDEND

The Group's audited consolidated net loss attributable to shareholders was approximately HK$42.4 million for the Year which was mainly attributable to the loss from the sale of listed equity investments at fair value through profit or loss, while the changes in fair value of equity investments at fair value through profit or loss were the principal factors to the corresponding loss amount of approximately HK$70.6 million for the year ended 31 December 2019. Loss per share for the Year was approximately HK$0.20 *(2019: 0.38 (Restated))*.

The Board does not recommend the payment of a final dividend for the Year *(2019: Nil)*.

BUSINESS REVIEW

The Company is an investment company and the Company's shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") since 27 October 1999, pursuant to Chapter 21 of the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"). During the Year, the Group remains principally engaged in listed investments in Hong Kong and in unlisted companies.

Given the liquidity of stock markets worldwide was highly improved during the Year, the performance of listed investment of the Group enhanced accordingly. The listed equity investments has posted net realized gain of approximately HK$14,000 (2019: loss of HK$101.6 million) and unrealised gain of approximately HK$9.4 million (2019: HK$74.6 million). During the Year, the Board remained focus on listed equity in Hong Kong. The Company is cautious in identifying any investment opportunities to achieve medium-term or long-term capital appreciation.

In order to keep reasonable spread of the Group's investments, the Board will maintain a diversified investment portfolio to cover a wide range of business sectors, including, but not limited to, companies engaged in sectors such as finance, consumer goods and services, media, construction, mining, etc.

All the investments of the Group as at 31 December 2020 are equity investments as follows:

	Market value HK$'000	**Approximate percentage of the Group's consolidated net asset value**
Listed investments	114,872	50.1%
Unlisted investments	100,592	43.8%
	215,464	
Net asset value	229,493	

In connection with unlisted investments, the Group principally held three unlisted equity investment projects with attractive potentials. These three investee companies are Keen Champ Investments Limited ("**Keen Champ**"), Peak Zone Group Limited ("**Peak Zone**") and Pure Power Holdings Limited ("**Pure Power**").

The principal business of Keen Champ Group is holding operating rights and forestry management of forest trees. Peak Zone Group principally engages in the electronic commerce industry specializing on the provision of integrated application, which can be deployed by its customers on a modular or selective basis, offering flexibility in budget and choice. Pure Power Group is running natural resources exploration and exploitation business in America.

Based on the valuation reports, the valuation of the Group's stake in Peak Zone, Keen Champ and Pure Power as at 31 December 2020 were approximately HK$14.7million, HK$66.8 million and HK$19.0 million. Accordingly, there were decreases in the value of investment in Peak Zone Keen Champ, and Pure Power of approximately HK$19.0 million, HK$6.4 million and HK$16.0 million during the year.

During the Year, the Group partially disposed 314 shares or 3.7% of its equity interest in Pure Power Holdings Limited. Gain on disposal of approximately HK$2.8 million was recorded during the Year.

Set out below are further details on the above unlisted investments as at 31 December 2020:

Keen Champ

For the financial year ended 31 December 2020, the unaudited consolidated net loss attributable to equity holders of Keen Champ was approximately HK$973,000. The loss was due to operation with sizeable scale is yet to commence. Taking global growth in lumber consumption in these few years into account, the Company believes Keen Champ will bring a positive return to the Group when its scale operation commences.

Peak Zone

For the financial year ended 31 December, 2020, the unaudited consolidated net profit attributable to equity holders of Peak Zone was approximately HK$2.4 million. Peak Zone group is beginning to develop its business in Eastern China area and continuing the development of related and advanced systems to provide more comprehensive services to increase its revenue. The Company expects that the Peak Zone group is still with a high business growth potential.

Pure Power

For the financial year ended 31 December, 2020, the unaudited consolidated net loss attributable to equity holders of Pure Power was approximately US$13,000. The loss was due to operation with sizeable scale is yet to commence. In view of the significance of petroleum with limited supply, the Company expects that Pure Power group will bring a positive return to the Group in long run after commencement of the petroleum exploration of Pure Power.

In addition to three unlisted investments above, the Group held two significant listed equity investments, which are WLS Holdings Limited ("**WLS**") (HKSE stock code: 8021) and AMCO United Holding Limited ("AMCO") (HKSE stock code: 630) as at 31 December 2020.

WLS is principally engaged in the scaffolding and fitting out services, management contracting services and other services for construction and buildings work, money lending business, securities brokerage and margin financing and securities investment business. For the year ended 30 April 2020, the audited consolidated loss attributable to owners of WLS was HK$10,888,000. As WLS is one of the leading scaffolding sub-contractors in the industry, the management of WLS are confident about securing more contracts which based on the HKSAR's land supply and residential units forecast in the coming years. The Company believes the WLS's business strategy is in line with the overall direction of the government's strategic development plans for property construction, infrastructure investment and financial market development, and profit will be generated in medium terms.

AMCO is principally engaged in medical devices business, plastic moulding business, building contract works business, money lending business and securities investment. For the year ended 31 December 2019, the audited consolidated loss attributable to owners of AMCO was HK$34,546,000. AMCO persist to build on its diversified business portfolio and focus its steps to formulate, evaluate and modify business strategies of their existing businesses in order to facilitate and motivate their business development and stabilise any downturn impact. To cope with the business development of the business segments, AMCO strive to deploy effective and sufficient capital and resources allocation in respect of the different business segments, and actively reallocate its assets, funding and labour force in response to the changing market and industry conditions and business results. The Company believes that the business strategies of AMCO and its efforts in controlling expenditure will improve the return to its shareholders continuously in the coming years.

FINANCIAL REVIEW

Liquidity, Financial Resource, Capital Structure and Gearing Ratio

The Group's asset portfolio was mainly financed by internally generated cash resources and fund raising activities. As at 31 December 2020, net current assets of the Group amounted to approximately HK$128.9 million (2019: HK$116.8 million) with cash and bank balances of approximately HK$0.7 million (2019: HK$0.3 million). The consolidated net asset value per share of the Company as at 31 December 2020 was HK$1.03 (2019: HK$0.14). The consolidated net asset value per share as at 31 December 2020 is calculated based on the net assets of the Group of approximately HK$229.5 million (2019: HK$265.1 million) and 223,471,680 ordinary shares of the Company at par value of HK$0.001 each in issue as at that date (2019: 1,862,316,806 shares at par value of HK$0.10 each).

As at 31 December 2020, the Company had no outstanding bank borrowing (2019: Nil). The gearing ratio of the Group was 0.3% as at 31 December 2020 (2019: 0.5%), which is calculated based on the Group's total liabilities divided by its total assets. Taking into account of the amount of liquid assets in hand and available short-term or margin loan facilities, the Group has sufficient financial resources to meet its ongoing operational requirements.

Charge of Assets and Margin Facilities

As at 31 December 2020 and 2019, margin facilities from several regulated securities brokers were granted to the Group which were secured by the Group's listed investments. As at 31 December 2020 and 2019, the Group had not utilised against these facilities.

PROSPECTS

Year 2020 is the most challenging period since bankruptcy of the Lehman Brothers in Year 2008. The outbreak of COVID-19 has killed over 2.7 million people and infected more than 120 million people globally. Business activities were suspended in a large extent over the world. The investment sentiment, however, is not as poor as the economic environment. The stock indices of major stock markets, including Dow Jones Industrial Index and Hang Sang Index, generally rebounded sharply after the first quarter Year 2020. The rising trends continues in the first quarter of Year 2021.

In the U.S., Dow Jones Industrial Average Index experienced cliff diving from over 29,500 points in mid February 2020 to below 19,000 points in March 2020. Since March 2020, many events happened which might stimulate the stock markets positively, such as the QE Infinity adopted by the Federal Reserve in March 2020. The Federal Reserve, in its own words, launched its aggressive effort to offset the extraordinary economical turmoil caused by the coronavirus outbreak by rolling out its biggest weapon. In addition, the completion of President Election Campaign in November 2020 removed significant uncertainty to the investors. The launch of Covid-19 vaccine in early Year 2021 gives the hopes to end the Covid-19 pandemic and the stock market bloomed accordingly.

In Europe, the European Commission expected that Euro zone growth in 2021 to rebound less than expected, as a second wave of pandemic put economies in new lockdowns. The Commission forecast economic growth in 19 countries sharing the euro would be 3.8% this year and the same in 2022, rallying from a 6.8% drop in 2020. Last November, the Commission forecast 2021 euro zone growth at 4.2% and 2022 growth at 3.0% against a 7.8% recession in 2020.

Although the European economy started the new year on a weak footing, light has now appeared at the end of the tunnel. As vaccination campaigns gain momentum and the pressure on health systems to subside, containment measures are set to relax gradually.

China is the county where COVID-19 firstly appeared. It is also the first country adopting stringent lockdown policy in its largely infected area, i.e. Wuhan and quarantine policy in its major cities. After a couple of months of coronavirus quarantine, China is slowly emerging from its shutdowns by restarting production at factories and resuming some flights. China can now develop its COVID-19 vaccine and gifted them to other countries. A recovery in the world's second-largest economy provides some relief for global manufacturers in the months ahead as the outbreak continues to wreak havoc in Europe and U.S.

In view of the above analysis, the Board considered that the economy recovery of China (including Hong Kong) will be at a faster pace than those in U.S. and Europe. The Board will continue to place its investment in China and Hong Kong principally, and monitor the market dynamics, and adopt a conservative approach on investments, so as to enhance value to our Shareholders.

CORPORATE GOVERNANCE PRACTICES

The Board of the Company is dedicated to an ongoing enhancement of effective and efficient corporate governance standards. The Board believes that high corporate governance standards are essential in providing framework for the Company to safeguard the interests of the shareholders and to enhance corporate value and accountability. The Company has applied the principles set out in the Corporate Governance Code (the "**CG Code**") contained in Appendix 14 of the Listing Rules.

For the Year, the Company has complied with all code provisions set out in the CG Code, except for code provisions A.2.1 and A.4.1, details of which will be explained below.

Based on Code provision A.2.1, the roles of chairman and chief executive should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established and set out in writing. The Company has no Chairman and Chief Executive Officer since the resignation of Mr. NG Chi Hoi on 1 August 2016. The Board's current significant decisions are made in Board meetings. Every Board member has the rights and responsibility to propose Board meetings to discuss significant issues he/she concerns, and has the power to make the decisions among other Board members.

Code provision A.4.1 requires that non-executive directors should be appointed for a specific term and subject to re-election. Ms. HU Xiaoting, the non-executive Director, and Mr. YU Tat Chi Michael, an independent non-executive Director, have no specific term of appointment but they are subject to retirement by rotation in accordance with the Company's articles of association. As such, the Company considers that sufficient measures have been taken to serve the purpose of this code provision.

The practice of the corporate governance of the Company will be reviewed and updated from time to time in order to comply with the requirements of the Listing Rules.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S SHARE

During the Year, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix 10 of the Listing Rules as the code of conduct regarding securities transactions by the directors of the Company. Upon specific enquiry by the Company, all Directors have confirmed that they have complied with the required standards as set out in the Model Code for the Year.

AUDIT COMMITTEE

The audit committee of the Company (the "**Audit Committee**") as at the date of this announcement comprises all independent non-executive directors, namely Mr. YU Tat Chi Michael, Mr. HUNG Cho Sing and Ms. CHUNG Fai Chun. Mr. YU Tai Chi Michael is the chairman of the Audit Committee.

The Audit Committee, along with management, has reviewed the consolidated results of the Group for the year ended 31 December 2020, including accounting principles and practices adopted by the Group and also discussed matters such as internal controls, risk management, audit and financial reporting, including a review of the audited consolidated financial statements, for the financial year ended 31 December 2020.

SCOPE OF WORK OF ELITE PARTNERS CPA LIMITED

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2020 as set out in this final results announcement have been agreed by the Group's auditor, Elite Partners CPA Limited ("**Elite Partners**"), to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by Elite Partners 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 Elite Partners on this final results announcement.

PUBLICATION OF FINAL RESULTS AND ANNUAL REPORT

This final results announcement is published on the Company's website at www.unity913.com and the website of the Stock Exchange at www.hkexnews.hk. The 2020 annual report of the Company will be despatched to shareholders of the Company and published on the same websites above in due course.

APPRECIATION

On behalf of the Board, I would like to take this opportunity to express our appreciation to the staff and management team of the Group for their contribution during the Year and also to give our sincere gratitude to our shareholders for their continuous support.

By order of the Board
Unity Investments Holdings Limited
合一投資控股有限公司
SHUM Kit Lan Anita
Executive Director

Hong Kong, 29 March 2021

As at the date of this announcement, the Board comprises:

Executive Director:
Ms. SHUM Kit Lan Anita

Non-executive Director:
Ms. HU Xiaoting

Independent non-executive Directors:
Mr. HUNG Cho Sing
Ms. CHUNG Fai Chun
Mr. YU Tat Chi Michael