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UPBEST GROUP LIMITED

(Incorporated in Cayman Islands with limited liability)
(Stock code: 335)

POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING HELD ON 16 FEBRUARY 2005

The Board is pleased to announce that the resolution proposed at the EGM held on 16 February 2005 seeking Independent Shareholders' approval of the discloseable and connected transaction was duly passed.

Reference is made to the (i) announcement of the Company dated 6 January 2005 ("Announcement") and (ii) circular of the Company dated 27 January 2005 ("Circular") in relation to the acquisition by Upbest Land Company Limited and Upbest Macau Land Company Limited, both are wholly owned subsidiaries of the Company, the entire issued share capital of Companhia De Fomento Predial E Investimento San San, Limitada. Unless the context requires otherwise, terms used herein shall have the same meanings as defined in the Circular.

The Board is pleased to announce the poll results of the EGM as follows:

Ordinary Resolution	For	Against
(1) To approve the Agreement A and the transaction in relation to the acquisition of the entire share capital of Companhia De Fomento Predial E Investimento San San, Limitada	46,626,000 shares 100%	0 shares 0%

As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed.

The total number of shares in the Company entitling the holders to attend and vote for or against the resolution proposed at the EGM was 388,754,000 shares. There was no share in the Company entitling the holder to attend and vote only against the resolutions at the EGM.

The total number of shares held by CCAA Group Limited, being shareholder who was required to abstain from voting at the EGM was 840,000,000.

Chu and Chu Certified Public Accountants, the Company's auditors was appointed as scrutineer for the vote-taking at the EGM.

By order of the Board
Upbest Group Limited
LI Kwok Cheung, George
Executive Director

Hong Kong, 16 February 2005.

As at the date of this announcement, the Board of the Company consists of Dr. Wong King Keung, Peter as non-executive director and chairman, Mr. Wong Ching Hung, Thomas, Mr. Cheng Kai Ming, Charles and Mr. Li Kwok Cheung, George as executive directors and Mr. Wong Wai Kwong, David, Mr. Pang Cheung Hing, Alex and Mr. Fuk Ho Kai as independent non-executive directors.

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