

CONTENTS

IMPORTANT NOTICE TO PROSPECTIVE INVESTORS

This document is issued by our Company solely in connection with the [REDACTED] and does not constitute an offer to sell or a solicitation of an offer to buy any security other than the [REDACTED] by this document pursuant to the [REDACTED]. This document may not be used for the purpose of, and does not constitute, an offer or invitation in any other jurisdiction or in any other circumstances. No action has been taken to permit a [REDACTED] of the [REDACTED] in any jurisdiction other than Hong Kong and no action has been taken to permit the distribution of this document in any jurisdiction other than Hong Kong. The distribution of this document and the [REDACTED] of the [REDACTED] in other jurisdictions are subject to restrictions and may not be made except as permitted under the applicable securities laws of such jurisdictions pursuant to registration with or authorization by the relevant securities regulatory authorities or an exemption therefrom.

You should rely only on the information contained in this document to make your investment decision. The [REDACTED] is made solely on the basis of the information contained and the representations made in this document. We have not authorized anyone to provide you with information that is different from what is contained in this document. Any information or representation not made in this document must not be relied on by you as having been authorized by us, the Sole Sponsor, the Sole Sponsor-Overall Coordinator, the Overall Coordinators, the [REDACTED], the [REDACTED], the [REDACTED], the [REDACTED], the [REDACTED], any of our or their respective directors, officers, employees, agents, or representatives or any other person or party involved in the [REDACTED].

	Page
Expected Timetable	iv
Contents	vii
Summary	1
Definitions	16
Glossary of Technical Terms	25
Forward-looking Statements	30
Risk Factors	31
Waivers from Strict Compliance with the Listing Rules	61
Information about this Document and the [REDACTED]	66

CONTENTS

Directors and Parties Involved in the [REDACTED]	69
Corporate Information	73
Industry Overview	75
Regulatory Overview	89
History and Corporate Structure	101
Business	108
Financial Information	205
Relationship with Our Controlling Shareholders	237
Connected Transactions	241
Share Capital	243
Substantial Shareholders	246
Directors and Senior Management	247
Future Plans and Use of Proceeds	256
[REDACTED]	262
Structure of the [REDACTED]	271
How to Apply for [REDACTED]	280
Appendix I – Accountants’ Report	I-1
Appendix II – Unaudited Pro Forma Financial Information	II-1
Appendix III – Property Valuation Report	III-1
Appendix IV – Summary of Articles of Association	IV-1
Appendix V – Statutory and General Information	V-1
Appendix VI – Documents Delivered to the Registrar of Companies and Available on Display	VI-1