

CONTENTS

IMPORTANT NOTICE TO [REDACTED]

This document is issued by us solely in connection with the [REDACTED] and the [REDACTED] and does not constitute an [REDACTED] to sell or a solicitation of an [REDACTED] to buy any securities 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 [REDACTED] or invitation in any other jurisdiction or in any other circumstances. No action has been taken to permit a [REDACTED] of the [REDACTED] or the distribution of this document in any jurisdiction other than Hong Kong. The distribution of this document for purposes of a [REDACTED] and the [REDACTED] and sale 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 on the information contained in this document to make your [REDACTED] 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 contained or made in this document must not be relied on by you as having been authorized by us, the Sole Sponsor, [REDACTED], [REDACTED], [REDACTED], [REDACTED] and [REDACTED], the [REDACTED], the [REDACTED], any of our or their respective directors, officers, employees, agents or representatives or any other person involved in the [REDACTED]. Information contained on our website, located at corp.sci99.com, does not form part of this document.

EXPECTED TIMETABLE	i
CONTENTS	iv
SUMMARY	1
DEFINITIONS	11
GLOSSARY OF TECHNICAL TERMS	22
FORWARD-LOOKING STATEMENTS	24
RISK FACTORS	25
WAIVERS FROM STRICT COMPLIANCE WITH THE LISTING RULES	44
INFORMATION ABOUT THIS DOCUMENT AND THE [REDACTED]	47
DIRECTORS AND PARTIES INVOLVED IN THE [REDACTED]	51
CORPORATE INFORMATION	55

CONTENTS

INDUSTRY OVERVIEW	57
REGULATORY OVERVIEW	69
HISTORY, DEVELOPMENT AND CORPORATE STRUCTURE	86
BUSINESS	97
RELATIONSHIP WITH OUR CONTROLLING SHAREHOLDERS	182
DIRECTORS AND SENIOR MANAGEMENT	184
SUBSTANTIAL SHAREHOLDERS	192
SHARE CAPITAL	193
FINANCIAL INFORMATION	196
FUTURE PLANS AND [REDACTED]	244
[REDACTED]	251
STRUCTURE OF THE [REDACTED]	262
HOW TO APPLY FOR THE [REDACTED]	271
APPENDIX I — ACCOUNTANTS’ REPORT	I-1
APPENDIX II — UNAUDITED [REDACTED] FINANCIAL INFORMATION	II-1
APPENDIX III — PROPERTY VALUATION REPORT	III-1
APPENDIX IV — SUMMARY OF THE 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