## CONTENTS

## IMPORTANT NOTICE TO INVESTORS

This Prospectus is issued by our Company solely in connection with the Hong Kong Public Offering and the Hong Kong Offer Shares and does not constitute an offer to sell or a solicitation of an offer to buy any security other than the Hong Kong Offer Shares offered by this Prospectus pursuant to the Hong Kong Public Offering. This Prospectus 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 public offering of the Offer Shares in any jurisdiction other than Hong Kong and no action has been taken to permit the distribution of this Prospectus in any jurisdiction other than Hong Kong. The distribution of this Prospectus and the offering and sale of the Offer Shares 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 authorisation by the relevant securities regulatory authorities or an exemption therefrom.

You should rely only on the information contained in this Prospectus and the Application Forms to make your investment decision. We have not authorised anyone to provide you with information that is different from what is contained in this Prospectus. Any information or representation not made in this Prospectus must not be relied on by you as having been authorised by the Company, the Sole Global Coordinator, the Sole Sponsor, the Sole Bookrunner, the Sole Lead Manager, the Underwriters, any of their respective directors or any other person or party involved in the Global Offering.

Pa	age
Summary	1
Definitions	16
Glossary of Technical Terms	30
Forward-Looking Statements	33
Risk Factors	35
Key Japan Legal and Regulatory Matters	63
Waivers	106
Information about this Prospectus and the Global Offering	115
Directors and Parties Involved in the Global Offering	118
Corporate Information	121
Industry Overview	123
Applicable Laws and Regulations	139
History and Corporate Development	168
Business	195
Internal Controls and Anti-Money Laundering	267
Financial Information	277

## **CONTENTS**

	F	Page
Relationship with	our Controlling Shareholders	370
Share Capital		381
Substantial Shareh	nolders	385
Directors and Sen	ior Management	388
Future Plans and l	Jse of Proceeds	405
Underwriting		407
Structure of the G	lobal Offering	419
How to Apply for I	Hong Kong Offer Shares	429
Appendix I — A	ccountant's Report	I-1
Appendix II — U	Inaudited Pro Forma Financial Information	II-1
Appendix III – V	aluation Report on Selected Property Interests	-1
• •	rocedures, Systems and Controls	IV-1
• •	ummary of our Articles of Incorporation and apan Corporation Law	V-1
Appendix VI – S	tatutory and General Information	VI-1
• •	ocuments Delivered to the Registrar of Companies and	VII-1