

APPENDIX II

UNAUDITED PRO FORMA FINANCIAL INFORMATION

The following information sets out in this appendix does not form part of the Accountants' Report from Ernst & Young, Certified Public Accountants, Hong Kong, our Company's reporting accountants, as set out in Appendix I to this document, and is included herein for illustrative purpose only. The unaudited pro forma financial information should be read in conjunction with "Financial Information" and the Accountants' Report set out in Appendix I to this document.

A. UNAUDITED PRO FORMA STATEMENT OF ADJUSTED COMBINED NET TANGIBLE ASSETS

The following is an illustrative statement of unaudited pro forma adjusted combined net tangible assets of the Group prepared in accordance with paragraph 4.29 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and on the basis of the notes set out below for the purpose of illustrating the effect of the [REDACTED] on the combined net tangible assets of the Group attributable to owner of the parent as if the [REDACTED] had taken place on 31 October 2018. This unaudited pro forma statement of adjusted consolidated net tangible assets of the Group has been prepared for illustrative purposes only and, because of its hypothetical nature, it may not give a true picture of the combined net tangible assets of the Group had the [REDACTED] and placing been completed as at 31 October 2018 or any future dates:

	Combined net tangible assets attributable to owner of the parent as at 31 October 2018	[REDACTED]	[REDACTED]	[REDACTED]
	HK\$'000 (Note 1)	HK\$'000 (Note 2)	HK\$'000	HK\$ (Note 3 and 4)
Based on the [REDACTED] of HK\$[REDACTED] per Share	286,595	[REDACTED]	[REDACTED]	[REDACTED]
Based on the [REDACTED] of HK\$[REDACTED] per share	286,595	[REDACTED]	[REDACTED]	[REDACTED]

- (1) The combined net tangible assets attributable to owner of the parent as at 31 October 2018 is extracted from the Accountants' Report set out in Appendix I to this document, which is based on the audited combined equity attributable to owner of the parent as at 31 October 2018 of HK\$332,275,000 with adjustments for goodwill of HK\$29,709,000 and intangible assets of HK\$15,971,000.
- (2) The estimated net proceeds from the [REDACTED] are based on the [REDACTED] of HK\$[REDACTED] and HK\$[REDACTED] per [REDACTED], being the minimum [REDACTED] and maximum [REDACTED] of the price [REDACTED] range, after deduction of the [REDACTED] and other [REDACTED] related expenses expected to be incurred subsequent to 31 October 2018, and without taking into account of any Shares which may be issued upon exercise of [REDACTED] or any option which have been or may be granted under the Share Option Scheme.
- (3) The unaudited pro forma adjusted combined net tangible assets per Share is calculated based on [REDACTED] Shares expected to be in issue immediately following the completion of the [REDACTED] without taking into account of any Shares which may be issued upon exercise of the [REDACTED] or of any options which have been or may be granted under the Share Option Scheme.
- (4) The unaudited pro forma adjusted combined net tangible assets attributable to owner of the parent does not take into account interim dividends of HK\$72,500,000 declared by certain subsidiaries on 23 November 2018. Had the dividends been taken into account, the unaudited pro forma adjusted combined net tangible assets of the Group per Share would have been HK\$[REDACTED] and HK\$[REDACTED] at the [REDACTED] of HK\$[REDACTED] and HK\$[REDACTED], respectively, which is calculated based on [REDACTED] Shares in issue immediately following the [REDACTED].

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The following is the text of a report, prepared for the purpose of incorporation in this document, received from our Company’s reporting accountants, Ernst & Young, Certified Public Accountants, Hong Kong.

[REDACTED]

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[REDACTED]

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[REDACTED]