

APPENDIX II

UNAUDITED PRO FORMA FINANCIAL INFORMATION

The information set forth in this appendix does not form part of the Accountant's Report prepared by BDO Limited, Certified Public Accountants, Hong Kong, the reporting accountant of the Company, and is included herein for illustrative purposes only. The unaudited pro forma financial information should be read in conjunction with the section headed "Financial Information" in this document and the Accountant's Report set forth in Appendix I to this document.

(A) UNAUDITED PRO FORMA STATEMENT OF ADJUSTED CONSOLIDATED NET TANGIBLE ASSETS OF THE GROUP

The following unaudited pro forma financial information prepared in accordance with Rule 4.29 of the Listing Rules and Accounting Guideline 7 "Preparation of Pro Forma Financial Information for Inclusion in Investment Circulars" issued by the Hong Kong Institute of Certified Public Accountants is for illustrative purpose only, and is set out herein to provide the prospective [REDACTED] with further illustrative financial information about how the [REDACTED] might have affected the consolidated net tangible assets of the Group after the completion of the [REDACTED] as if the [REDACTED] had taken place on 31 December 2018. Because of its hypothetical nature, this unaudited pro forma financial information may not give a true picture of the consolidated net tangible assets of the Group had the [REDACTED] been completed on 31 December 2018 or at any future dates.

	Consolidated net tangible assets of the Group attributable to owners of the Company as at 31 December 2018 RMB'000 (Note 1)	Estimated [REDACTED] from the [REDACTED] RMB'000 (Note 2)	Pro forma adjusted consolidated net tangible assets of the Group attributable to owners of the Company RMB'000	Pro forma adjusted consolidated net tangible assets per Share RMB HK\$ (Notes 3, 4 & 5)	
Based on [REDACTED] of HK\$[REDACTED] per Share	<u>1,216,038</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
Based on [REDACTED] of HK\$[REDACTED] per Share	<u>1,216,038</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>

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Notes:

1. The consolidated net tangible assets attributable to owners of the Company as at 31 December 2018 are based on the consolidated net assets attributable to owners of the Group in the amount of RMB1,245.3 million, as extracted from the consolidated financial statements in the Accountants' Report included in Appendix I to this [REDACTED], less prepaid land lease payments in the amount of RMB29.2 million.
2. The estimated [REDACTED] from the [REDACTED] are based on [REDACTED] to be issued and the indicative [REDACTED] of HK\$[REDACTED] and HK\$[REDACTED] per [REDACTED], respectively, after deduction of [REDACTED] commissions and fees and other related expenses payable by the Group and without taking into account any Shares which may be issued upon the exercise of the [REDACTED].
3. No adjustment has been made to the consolidated net tangible assets attributable to owners of the Group as at 31 December 2018 to reflect any of the Group's trading results or other transactions entered into subsequent to 31 December 2018.
4. The pro forma adjusted net tangible assets per Share is arrived at after the adjustment referred to in note (2) above and on the basis that [REDACTED] were in issue assuming that the [REDACTED] had been completed and the [REDACTED] was not exercised.
5. The pro forma adjusted consolidated net tangible assets per Share is converted into Hong Kong dollars at an exchange rate of HK\$0.887 to RMB1.0. No representation is made that the HK\$ RMB amounts have been, could have been or may be converted to RMB and HK\$ or vice versa, at that rate or at all.

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(B) REPORT ON UNAUDITED PRO FORMA FINANCIAL INFORMATION

The following is the text of a report, prepared for inclusion in this document, received from the independent reporting accountant of the Group, BDO Limited, Certified Public Accountants, Hong Kong, for the purpose of incorporation in this document.

[REDACTED]

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[REDACTED]

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[REDACTED]