THIS DOCUMENT IS IN DRAFT FORM, INCOMPLETE AND SUBJECT TO CHANGE AND THAT THE INFORMATION MUST BE READ IN CONJUNCTION WITH THE SECTION HEADED "WARNING" ON THE COVER OF THIS DOCUMENT.

## **CONTENTS**

## IMPORTANT NOTICE TO 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 our [REDACTED] offered by this document. 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 our [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. Hence, the distribution of this document and the offering of our [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 authorisation by the relevant securities regulatory authorities or an exemption therefrom.

You should rely only on the information contained in this document and the [REDACTED] to make your [REDACTED]. We have not authorised 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 authorised by our Company, our Directors or any of Relevant Persons. Information contained in the website of our Company at www.chesir.net does not form part of this document.

	Page
EXPECTED TIMETABLE	i
CONTENTS	v
SUMMARY AND HIGHLIGHTS	S-1
DEFINITIONS	1
GLOSSARY OF TECHNICAL TERMS	17
FORWARD-LOOKING STATEMENTS	19
RISK FACTORS	20
WAIVERS FROM STRICT COMPLIANCE WITH THE LISTING RULES AND EXEMPTION FROM COMPLIANCE WITH THE COMPANIES	
(WINDING UP AND MISCELLANEOUS PROVISIONS) ORDINANCE	51
INFORMATION ABOUT THIS DOCUMENT AND [REDACTED]	57
DIRECTORS AND PARTIES INVOLVED IN THE [REDACTED]	64
CORPORATE INFORMATION	68
APPLICABLE LAWS AND REGULATIONS	70
INDUSTRY OVERVIEW	83

THIS DOCUMENT IS IN DRAFT FORM, INCOMPLETE AND SUBJECT TO CHANGE AND THAT THE INFORMATION MUST BE READ IN CONJUNCTION WITH THE SECTION HEADED "WARNING" ON THE COVER OF THIS DOCUMENT.

## **CONTENTS**

F	Page
HISTORY, DEVELOPMENT AND REORGANISATION	96
[REDACTED] INVESTMENTS	133
BUSINESS	141
DIRECTORS, SENIOR MANAGEMENT AND EMPLOYEES	226
SHARE CAPITAL	245
CONTROLLING SHAREHOLDERS AND SUBSTANTIAL SHAREHOLDERS	249
RELATIONSHIP WITH OUR CONTROLLING SHAREHOLDERS	252
FINANCIAL INFORMATION	256
FUTURE PLANS AND [REDACTED]	353
[REDACTED]	365
STRUCTURE AND CONDITIONS OF THE [REDACTED]	377
HOW TO APPLY FOR OUR [REDACTED]	387
APPENDIX I — ACCOUNTANTS' REPORT	I-1
APPENDIX II — UNAUDITED [REDACTED] FINANCIAL INFORMATION	II-1
APPENDIX III — PROFIT ESTIMATE	III-1
APPENDIX IV — PROPERTY VALUATION REPORT	IV-1
APPENDIX V — SUMMARY OF THE CONSTITUTION OF OUR COMPANY AND CAYMAN ISLANDS COMPANY LAW	V-1
APPENDIX VI — STATUTORY AND GENERAL INFORMATION	VI-1
APPENDIX VII — DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG AND AVAILABLE FOR PUBLIC INSPECTION IN HONG KONG	7II-1