

APPENDIX II UNAUDITED PRO FORMA FINANCIAL INFORMATION

The information set out in this Appendix II does not form part of the Accountant's Report from PricewaterhouseCoopers, Certified Public Accountants, the reporting accountant of our Company, 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 the sections headed "Financial Information" and "Appendix I — Accountant's Report".

The unaudited pro forma financial information should be read in conjunction with the section entitled "Financial Information" in this document and the Accountant's Report set out in Appendix I to this document.

UNAUDITED PRO FORMA STATEMENT OF ADJUSTED CONSOLIDATED NET TANGIBLE ASSETS

The following unaudited pro forma statement of adjusted consolidated net tangible assets of the Group prepared in accordance with Rule 4.29 of the Listing Rules is for illustrative purposes only, and is set out below to illustrate the effect of the [REDACTED] on the consolidated net tangible assets of the Group attributable to the owners of the Company as at 30 June 2022 as if the [REDACTED] had taken place on 30 June 2022.

The unaudited pro forma adjusted consolidated net tangible assets has been prepared for illustrative purposes only and because of its hypothetical nature, it may not give a true picture of the consolidated net tangible assets of the Group as at 30 June 2022 or at any future dates following the [REDACTED].

	Audited consolidated net tangible liabilities of the Group attributable to owners of the Company as at 30 June 2022	Estimated net [REDACTED] from the [REDACTED]	Unaudited pro forma adjusted consolidated net tangible assets of the Group attributable to owners of the Company as at 30 June 2022	Unaudited pro forma adjusted consolidated net tangible assets per Share	
	Note (1) RMB'000	Note (2) RMB'000	RMB'000	Note (3) RMB	Note (4) HK\$
Based on an [REDACTED] of HK\$[REDACTED] per Share	(59,242)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Based on an [REDACTED] of HK\$[REDACTED] per Share	(59,242)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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Notes:

- (1) The audited consolidated net tangible liabilities of the Group attributable to owners of the Company as at 30 June 2022 is extracted from the historical financial information contained in the Accountant's Report set out in Appendix I to this document, which is based on the audited consolidated net assets of the Group attributable to owners of the Company as at 30 June 2022 of approximately RMB164,207,000, with an adjustment for the intangible assets and goodwill attributable to the owners of the Company as at 30 June 2022 of approximately RMB68,039,000 and RMB155,410,000, respectively.
- (2) The estimated net [REDACTED] from the [REDACTED] are based on [REDACTED] new Shares and the [REDACTED] range of HK\$[REDACTED] per Share and HK\$[REDACTED] per Share, respectively after deduction of the [REDACTED] fees and other related expenses paid/payable by the Company and excluding [REDACTED] expenses of RMB[REDACTED] (equivalents to approximately HK\$[REDACTED]) which has been accounted for in the consolidated statements of comprehensive income up to 30 June 2022. It does not take account of any Shares which may be issued upon the exercise of the [REDACTED], or any Shares which may be issued or repurchased by the Company pursuant to the general mandates granted to the Directors to issue or repurchase Shares as described in the section headed "Share Capital" in this document.
- (3) The unaudited pro forma adjusted net tangible assets per Share is arrived at after adjustments referred to in the preceding paragraphs and on the basis that [REDACTED] Shares were in issue assuming that the Capitalization Issue and [REDACTED] had been completed on 30 June 2022 without taking into account of the (i) dividend of RMB[REDACTED] declared on 8 December 2022; and (ii) [REDACTED] Shares to be granted after 30 June 2022 and vested over 4 years of service from date of grant pursuant to the Share Incentive Plan upon completion of Capitalization Issue; and any Shares which may be issued upon the exercise of the [REDACTED], or any Shares which may be issued or repurchased by the Company pursuant to the general mandates granted to the Directors to issue or repurchase Shares as described in the section headed "Share Capital" in this document. However, had such the (i) dividend of RMB[REDACTED] declared on 8 December 2022; and (ii) [REDACTED] Shares been taken into account, such that [REDACTED] Shares are in issue immediately following the completion of the [REDACTED], the unaudited pro forma adjusted net tangible assets per Share would have been RMB[REDACTED] (equivalent to HK\$[REDACTED]) (based on the [REDACTED] of HK\$[REDACTED] per Share) and RMB[REDACTED] (equivalent to HK\$[REDACTED]) (based on the [REDACTED] of HK\$[REDACTED] per Share), respectively. This does not take into account any Shares which may fall to be issued upon the exercise of the [REDACTED] or any Shares that may be granted and issued or repurchased by the Company pursuant to the General Mandate.
- (4) For the purpose of this unaudited pro forma adjusted net tangible assets, the balances stated in Renminbi are converted into Hong Kong dollars at a rate of RMB0.92429 to HK\$1.00, as set out in "Information about this document and the [REDACTED]" to this Document. No representation is made that Renminbi amounts have been, could have been or may be converted to Hong Kong dollars, or vice versa, at that rate.
- (5) Saved as disclosed above, no adjustment has been made to the unaudited pro forma adjusted consolidated net tangible assets to reflect any trading results or other transactions of the Group entered into subsequent to 30 June 2022.
- (6) As at 30 September 2022, the Group's property interest was valued by Jones Lang LaSalle Corporate Appraisal and Advisory Limited, an independent property valuer, and the full text of the valuation report with regard to such property interest is set out in Appendix IV to this document. The valuation surplus as at 30 September 2022, representing the excess of market value of the Group's property interest over its book value, was approximately RMB20,697,000 for the property. Such valuation surplus has not been included in the Group's consolidated financial statements as at 30 June 2022. The above adjustments do not take into account the valuation surplus. Had the property interest for the property been stated at such valuation, additional depreciation of RMB646,000 per annum would be charged against the consolidated statement of profit or loss.

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[REDACTED]

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[REDACTED]

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[REDACTED]