

CONTENTS

IMPORTANT NOTICE TO [REDACTED]

This document 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 the [REDACTED] offered by this document. This document may not be used for the purpose of and does not constitute an offer to sell or a solicitation of an offer in any jurisdiction other than Hong Kong and in any other circumstances. You should rely only on the information contained in this document to make your investment decision. Our Company has 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, the Sole Sponsor, the [REDACTED], the [REDACTED], the [REDACTED] and the [REDACTED], any of their respective directors, or any other person involved in the [REDACTED].

EXPECTED TIMETABLE	i
CONTENTS	iv
SUMMARY	1
DEFINITIONS	22
GLOSSARY OF TECHNICAL TERMS	36
FORWARD-LOOKING STATEMENTS	39
RISK FACTORS	41
WAIVERS FROM STRICT COMPLIANCE WITH THE LISTING RULES AND COMPANIES (WINDING UP AND MISCELLANEOUS PROVISIONS) ORDINANCE	67
INFORMATION ABOUT THIS DOCUMENT AND THE [REDACTED]	69
DIRECTORS AND PARTIES INVOLVED IN THE [REDACTED]	72
CORPORATE INFORMATION	76
INDUSTRY OVERVIEW	78
REGULATORY OVERVIEW	88
HISTORY, DEVELOPMENT AND REORGANISATION	103
BUSINESS	126
RELATIONSHIP WITH OUR CONTROLLING SHAREHOLDERS	228
CONNECTED TRANSACTIONS	241
DIRECTORS AND SENIOR MANAGEMENT	252

CONTENTS

SUBSTANTIAL SHAREHOLDERS	264
SHARE CAPITAL	266
FINANCIAL INFORMATION	270
FUTURE PLANS AND [REDACTED]	332
[REDACTED]	341
STRUCTURE AND CONDITIONS OF THE [REDACTED]	352
HOW TO APPLY FOR [REDACTED]	363
APPENDIX I — ACCOUNTANTS’ REPORT	I-1
APPENDIX II — UNAUDITED [REDACTED] FINANCIAL INFORMATION	II-1
APPENDIX III — PROPERTY VALUATION REPORT	III-1
APPENDIX IV — SUMMARY OF THE CONSTITUTION OF THE COMPANY AND CAYMAN ISLANDS COMPANY LAW	IV-1
APPENDIX V — STATUTORY AND GENERAL INFORMATION	V-1
APPENDIX VI — DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES AND AVAILABLE ON DISPLAY	VI-1