

IMPORTANT

IMPORTANT: If you are in any doubt about any of the contents of this document, you should seek independent professional advice.



Wise Living Technology Co., Ltd 慧居科技股份有限公司

(A joint stock limited liability company incorporated in the People's Republic of China)

[REDACTED]

Number of [REDACTED] under the : [REDACTED] H Shares (subject to the
[REDACTED])
Number of [REDACTED] : [REDACTED] H Shares (subject to
re-allocation)
Number of [REDACTED] : [REDACTED] H Shares (subject to the
[REDACTED] and re-allocation)
Maximum [REDACTED] : HK\$[REDACTED] per H Share, plus
brokerage of 1%, SFC transaction levy
of 0.0027%, AFRC transaction levy of
0.00015% and Stock Exchange trading
fee of 0.00565% (payable in full on
application in Hong Kong dollars and
subject to refund on final pricing)
Nominal value : RMB1.00 per H Share
Stock code : [REDACTED]

Sole Sponsor, [REDACTED], [REDACTED]



[REDACTED]

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We are incorporated, and all of our businesses are located, in the PRC. Potential [REDACTED] should be aware of the differences in the legal, economic and financial systems between the PRC and Hong Kong, and the fact that there are different risks relating to investment in PRC incorporated companies. Potential [REDACTED] should also be aware that the regulatory framework in the PRC is different from the regulatory framework in Hong Kong, and should take into consideration the different market nature of the H Shares. Such differences and risk factors are set out in "Risk Factors", "Appendix III – Taxation and Foreign Exchange", "Appendix V – Summary of Principal PRC and Hong Kong Legal and Regulatory Provisions" and "Appendix VI – Summary of Articles of Association" in this document.

The [REDACTED] is expected to be fixed by agreement between the [REDACTED] and the [REDACTED] (for themselves and on behalf of the [REDACTED] and the [REDACTED]) and our Company on the [REDACTED]. The [REDACTED] is expected to be on or around [REDACTED] (Hong Kong time) and, in any event, not later than [REDACTED] (Hong Kong time). The [REDACTED] will be not more than [REDACTED] and is currently expected to be not less than [REDACTED]. If, for any reason, the [REDACTED] is not agreed by [REDACTED] (Hong Kong time) among the [REDACTED] and the [REDACTED] (for themselves and on behalf of the [REDACTED] and the [REDACTED]) and our Company, the [REDACTED] will not proceed and will lapse.

The [REDACTED] and the [REDACTED] (for themselves and on behalf of the [REDACTED] and the [REDACTED]) may, with our consent, reduce the number of [REDACTED] being offered under the [REDACTED] and/or the indicative [REDACTED] range below that stated in this document at any time on or prior to the morning of the last day for lodging applications under the [REDACTED]. In such a case, an announcement will be published on the Stock Exchange's website at www.hkexnews.hk and our Company's website at www.hjkj.cn not later than the morning of the day which is the last day for lodging applications under the [REDACTED].

The obligations of the [REDACTED] and the [REDACTED] under the [REDACTED] are subject to termination by the [REDACTED] and the [REDACTED] (for themselves and on behalf of the [REDACTED] and the [REDACTED]) if certain grounds arise prior to 8:00 a.m. on the [REDACTED]. See "[REDACTED] – [REDACTED] Arrangements and Expenses – [REDACTED] – Grounds for Termination" in this document. Prior to making an investment decision, potential [REDACTED] should consider carefully all of the information set out in this document, including the risk factors set out in "Risk Factors" in this document.

The [REDACTED] have not been and will not be registered under the U.S. Securities Act or any state securities law in the United States and may not be offered, sold, pledged or transferred within the United States or to, or for the account or benefit of U.S. persons (as defined in Regulation S) except in transactions exempt from, or not subject to, the registration requirements of the U.S. Securities Act. The [REDACTED] are being offered and sold only outside the United States in offshore transactions in accordance with Regulation S.

[REDACTED]

[REDACTED]

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[REDACTED]

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[REDACTED]