

**APPENDIX II**

**[REDACTED] 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 purposes only. The [REDACTED] financial information should be read in conjunction with “Financial information” in this document and the “accountant’s report” in Appendix I to this document.

**A. [REDACTED] STATEMENT OF ADJUSTED CONSOLIDATED NET TANGIBLE LIABILITIES**

The following is the [REDACTED] statement of adjusted consolidated net tangible liabilities of the Group attributable to owners of the Company (the “[REDACTED] Financial Information”) which has been prepared in accordance with Rule 4.29 of the Listing Rules and on the basis of the notes set out below for the purpose to illustrate the effect of the [REDACTED] on the consolidated net tangible liabilities of the Group attributable to owners of the Company as at 31 December 2022 as if the [REDACTED] had taken place on 31 December 2022, assuming the [REDACTED] is not exercised.

The [REDACTED] Financial Information is prepared based on the consolidated net assets of the Group attributable to owners of the Company as at 31 December 2022 as set out in the Accountant’s Report of the Group, the text of which is set out in “Accountant’s Report” in Appendix I to this document, after incorporating the [REDACTED] adjustments described in the accompanying notes below.

The [REDACTED] Financial Information has been prepared by the Directors for illustrative purposes only, based on the judgements and assumptions of the Directors, and because of its hypothetical nature, it may not give a true picture of the consolidated net tangible liabilities of the Group attributable to owners of the Company had the [REDACTED] been completed as at 31 December 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 31 December 2022	Estimated [REDACTED] from the [REDACTED]	[REDACTED] adjusted consolidated net tangible liabilities of the Group attributable to owners of the Company as at 31 December 2022	[REDACTED] adjusted consolidated net tangible liabilities of the Group attributable to owners of the Company per Share	
	<i>RMB’000</i> <i>Note 1</i>	<i>RMB’000</i> <i>Note 2</i>	<i>RMB’000</i>	<i>RMB</i>	<i>HK\$</i> <i>Note 3</i>
Based on an [REDACTED] of HK\$[REDACTED] per Share	(1,552,917)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Based on an [REDACTED] of HK\$[REDACTED] per Share	(1,552,917)	[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 31 December 2022 is extracted from 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 31 December 2022 of approximately RMB727,117,000 with adjustment for the intangible assets attributable to owners of the Company as at 31 December 2022 of approximately RMB2,280,034,000 (being the audited consolidated intangible assets of the Group as at 31 December 2022 of approximately RMB3,340,965,000 with adjustment for the intangible assets attributable to non-controlling interests as at 31 December 2022 of approximately RMB1,060,931,000).
2. The estimated [REDACTED] from the [REDACTED] are based on [REDACTED] and the indicative [REDACTED] of HK\$[REDACTED] per [REDACTED] and HK\$[REDACTED] per [REDACTED], being the low end and high end of the indicative [REDACTED] range, respectively, after deduction of the [REDACTED] fees and other related expenses (excluding [REDACTED] expenses of approximately RMB280,000, nil, RMB299,000, RMB3,597,000 which have been accounted for in the consolidated statements of comprehensive income of the Group during the years ended 31 December 2019, 2020, 2021 and 2022), without taking into account any Shares which may be allotted and issued upon the exercise of the [REDACTED], or any Shares which may be [REDACTED] by the Company pursuant to the general mandates.
3. The [REDACTED] adjusted consolidated net tangible liabilities of the Group attributable to owners of the Company per Share is arrived at after the adjustments referred to in the preceding paragraphs and on the basis that [REDACTED] Shares were in issue assuming the [REDACTED] had taken place on 31 December 2022, without taking into account any Shares which may be [REDACTED] upon the exercise of the [REDACTED], or any Shares which may be allotted and issued or repurchased by the Company pursuant to the general mandates.
4. For the purpose of this [REDACTED] adjusted consolidated net tangible liabilities, the amounts stated in Renminbi are converted into Hong Kong dollars at a rate of RMB1.00 to HK\$1.0987. 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. No adjustment has been made to reflect any trading results or other transactions of the Group entered into subsequent to 31 December 2022.
6. The property interests valued in the property valuation report as set out in Appendix IV to this document represented the investment properties of the Group, which were initially measured at cost and subsequently carried at fair value, hence no depreciation charge on investment properties was recorded by the Group during the Track Record Period. Therefore, it would not give rise to a disclosure requirement under note 6 to paragraph 21 of Appendix 1A to the Listing Rules.

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**[REDACTED] FINANCIAL INFORMATION**

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**APPENDIX II**

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