

## CONTENTS

### IMPORTANT NOTICE TO [REDACTED]

*This document is issued by us solely in connection with the [REDACTED] and the [REDACTED] and does not constitute an [REDACTED] to sell or a solicitation of an [REDACTED] to buy any security other than the [REDACTED] offered by this document pursuant to the [REDACTED]. This document may not be used for the purpose of, and does not constitute, an [REDACTED] or a solicitation of an [REDACTED] to [REDACTED] for or buy, any security in any other jurisdiction or in any other circumstances. No action has been taken to permit a [REDACTED] of the [REDACTED] or the distribution of this document in any jurisdiction other than Hong Kong. The distribution of this document and the [REDACTED] and [REDACTED] of the [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 authorization by the relevant securities regulatory authorities or an exemption therefrom.*

*You should rely only on the information contained in this document to make your [REDACTED] decision. We have not authorized 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 authorized by us, the Sole Sponsor, the [REDACTED], the [REDACTED], the [REDACTED], the [REDACTED], the [REDACTED], the [REDACTED], and the [REDACTED], any of our or their respective directors, officers or representatives or any other person involved in the [REDACTED].*

EXPECTED TIMETABLE. ....	iv
CONTENTS .....	viii
SUMMARY .....	1
DEFINITIONS .....	20
GLOSSARY OF TECHNICAL TERMS .....	36
FORWARD-LOOKING STATEMENTS .....	39
RISK FACTORS .....	41
WAIVERS FROM STRICT COMPLIANCE WITH THE LISTING RULES ....	86
INFORMATION ABOUT THIS DOCUMENT AND THE [REDACTED] .....	91

## CONTENTS

<b>DIRECTORS AND PARTIES INVOLVED IN THE [REDACTED]</b>	96
<b>CORPORATE INFORMATION</b>	102
<b>INDUSTRY OVERVIEW</b>	104
<b>REGULATORY OVERVIEW</b>	119
<b>HISTORY, REORGANIZATION AND CORPORATE STRUCTURE</b>	146
<b>BUSINESS</b>	165
<b>RELATIONSHIP WITH OUR CONTROLLING SHAREHOLDERS</b>	247
<b>CONNECTED TRANSACTIONS</b>	251
<b>DIRECTORS AND SENIOR MANAGEMENT</b>	263
<b>SUBSTANTIAL SHAREHOLDERS</b>	278
<b>SHARE CAPITAL</b>	279
<b>FINANCIAL INFORMATION</b>	282
<b>FUTURE PLANS AND USE OF [REDACTED]</b>	352
<b>[REDACTED]</b>	357
<b>STRUCTURE OF THE [REDACTED]</b>	370
<b>HOW TO APPLY FOR [REDACTED]</b>	385
<b>APPENDIX I – ACCOUNTANTS’ REPORT</b>	I-1
<b>APPENDIX II – UNAUDITED [REDACTED] FINANCIAL INFORMATION</b>	II-1
<b>APPENDIX III – PROPERTY VALUATION REPORT</b>	III-1
<b>APPENDIX IV – SUMMARY OF THE CONSTITUTION OF OUR COMPANY AND CAYMAN ISLANDS COMPANY LAW</b>	IV-1
<b>APPENDIX V – STATUTORY AND GENERAL INFORMATION</b>	V-1
<b>APPENDIX VI – DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES AND AVAILABLE ON DISPLAY</b>	VI-1