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## FUTURE PLANS AND USE OF PROCEEDS

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### FUTURE PLANS

Please see the section headed “Business — Our Business Strategy” in this prospectus for a detailed description of our future plans.

As of 30 September 2012, we had approximately 193,368 sq.m. in GFA under development. We estimate that we will incur approximately RMB338.8 million to complete the properties under development. We have also entered into non-binding letters of intent with certain local governmental authorities or third parties to develop several potential projects. For more details, please see the section headed “Business — Our Property Projects — Potential Development Projects”. We intend to use a portion of our net proceeds from this Global Offering to finance the projects under development and the potential development projects, with the remainder to be financed by our operating cash inflow (mainly pre-sale proceeds of our projects) and, if required, bank loans.

### USE OF PROCEEDS

We estimate the net proceeds from the Global Offering accruing to us (after deduction of underwriting fees and commissions and estimated expenses together with brokerage, SFC transaction levy and Hong Kong Stock Exchange trading fee payable by us in relation to the Global Offering, assuming the Over-allotment Option is not exercised) to be approximately HK\$639.70 million, assuming an Offer Price of HK\$1.55 per Offer Share (being the mid-point of the indicative Offer Price range between HK\$1.38 per Share to HK\$1.72 per Offer Share) (or if the Over-allotment Option is exercised in full, approximately HK\$739.93 million, assuming an Offer Price of HK\$1.55 per Offer Share).

We plan to use our net proceeds of HK\$639.70 million from the Global Offering, assuming a mid-Offer Price of HK\$1.55 per Offer Share, as follows:

- 50%, representing approximately HK\$319.85 million, to finance new projects, including the land acquisition and preliminary construction costs of potential development projects for which we have entered into letter of intent. For more details of these potential development projects, see “Business — Our Property Projects — Potential Development Projects”.

If we cannot obtain the land use right of, or decides not to proceed with, any of these potential development projects, we will continue to explore other potential development projects and utilize the proceeds from the Global Offering to expand our operations;

- 40%, representing approximately HK\$255.88 million, to finance the development of our projects under development, including:
  - (a) HK\$108.93 million for the construction of Golden Wheel Star Plaza (金輪星光名座);

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- (b) HK\$73.53 million for the construction of Phase II of Golden Wheel Star City (金輪星城二期);
- (c) HK\$61.21 million for the construction of Golden Wheel New Metro (金輪新都匯);
- (d) HK\$12.21 million for the construction of Nanjing Jade Garden (南京翡翠名園);  
and
- 10%, representing approximately HK\$63.97 million, for working capital and other general corporate purposes.

To the extent that the Offer Price is higher or lower than the mid-point of the indicative Offer Price range as described above, our Directors will adjust the above planned use of proceeds on a pro rata basis. If the Offer Price is determined at the high-end of the indicative Offer Price range, the amount of net proceeds will increase by HK\$73.281 million. If the Offer Price is determined at the low-end of the range, the amount of net proceeds will decrease by HK\$73.281 million.

The additional net proceeds we will receive if the Over-allotment Option is exercised in full will be approximately HK\$101.28 million, assuming an Offer Price of HK\$1.55 per Offer Share, being the mid-point of the indicative offer price range. Our Directors intend to apply the additional net proceeds to finance new projects.

To the extent that the net proceeds to us from the Global Offering are not immediately applied to the above purposes, we will invest the net proceeds in short-term demand deposits or money market instruments with reputable commercial banks in China or Hong Kong.

We plan to inject the proceeds from the Global Offering to our projects through capital increase in our PRC subsidiaries. We are required to obtain the relevant approvals from the relevant PRC authorities for such injection and we will apply for such approvals as soon as possible upon completion of the Global Offering. As advised by our PRC legal advisors, Jun He Law Offices, there is no legal impediment for us to obtain the relevant approvals subject to our compliance with the procedural requirements under the relevant PRC laws and regulations and the approval process will typically take one to two months.