

The information set out below does not form part of the Accountant's Report received from the Company's reporting accountant, PricewaterhouseCoopers, Certified Public Accountants, Hong Kong, as set out in Appendix I, and is included in this prospectus for information purposes only.

The unaudited pro forma financial information should be read in conjunction with the section headed "Financial Information" in this prospectus and the Accountant's Report set out in Appendix I to this prospectus.

A. UNAUDITED PRO FORMA ADJUSTED NET TANGIBLE ASSETS

The following unaudited pro forma adjusted net tangible assets of the Group prepared in accordance with Rule 4.29 of the Listing Rules is for illustrative purposes only, and is set out below to illustrate the effect of the Global Offering on the net tangible assets of the Group attributable to the equity holders of the Company as of 30 June 2013 as if the Global Offering had taken place on 30 June 2013 assuming the over-allotment is not exercised.

This unaudited pro forma adjusted net tangible assets has been prepared for illustrative purposes only and because of its hypothetical nature, it may not give a true picture of the combined net tangible assets of the Group as at 30 June 2013 or at any future dates following the Global Offering. It is prepared based on the consolidated net assets of the Group as at 30 June 2013 as set out in the Accountant's Report of the Group, the text of which is set out in Appendix I to this prospectus, and adjusted as described below. The unaudited pro forma adjusted net tangible assets does not form part of the Accountant's Report.

	Audited consolidated net tangible assets of the Group attributable to equity holders of the Company as at 30 June 2013 (Note 1) RMB'000	Estimated net proceeds from the Global Offering (Note 2) RMB'000	Unaudited pro forma adjusted net tangible assets attributable to equity holders of the Company RMB'000	Unaudited pro forma adjusted net tangible assets per Share (Note 3)	
				RMB	HK\$
Based on an Offer Price of HK\$1.80 per Share	891,003	482,068	1,373,071	0.76	0.95
Based on an Offer Price of HK\$2.35 per Share	891,003	635,716	1,526,719	0.85	1.06

Notes:

- (1) The audited consolidated net tangible assets attributable to equity holders of the Company as at 30 June 2013 is extracted from the Accountant's Report set out in Appendix I to this prospectus and is based on the audited consolidated net assets of the Group attributable to equity holders of the Company as at 30 June 2013 of RMB891,003,000.
- (2) The estimated net proceeds from the Global Offering are based on the indicative Offer Price of HK\$1.80 and HK\$2.35 per Share after deduction of the underwriting fees and other related expenses (excluding listing related expenses of approximately HK\$8,978,000 which have been accounted for prior to 30 June 2013) payable by the Company and takes no account of any shares which may fall to be issued upon the exercise of the Over-allotment Option.
- (3) The unaudited pro forma net tangible assets per Share is arrived at after the adjustments referred to in the preceding paragraphs and on the basis that 1,800,000,000 Shares were in issue assuming that the Global Offering has been completed on 30 June 2013 but takes no account of any Shares which may fall to be issued upon the exercise of the Over-allotment Option or any Share which will be allotted and issued or repurchased by the Company pursuant to the General Mandate to Issue Shares or the General Mandate to Repurchase Shares as described in the section headed "Share Capital" in this prospectus.
- (4) No adjustment has been made to reflect any trading result or other transactions of the Group entered into subsequent to 30 June 2013.
- (5) For the purpose of this unaudited pro forma adjusted net tangible assets, the amounts stated in Renminbi are converted into Hong Kong dollars at a rate of RMB1.00 to HK\$1.25. 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.

B. UNAUDITED PRO FORMA FORECAST EARNINGS PER SHARE

The following unaudited pro forma forecast earnings per Share has been prepared on the basis of the notes set out below for the purpose of illustrating the effect of the Global Offering as if it had taken place on 1 January 2013. This unaudited pro forma forecast earnings per Share has been prepared for illustrative purposes only and because of its hypothetical nature, it may not give a true picture of the financial results of the Group for the year ending 31 December 2013 or any future period.

Forecast consolidated profit attributable to equity holders

of the Company for the year ending

31 December 2013 (*Note 1*) Not less than RMB295 million
(approximately HK\$369 million)

Unaudited pro forma forecast earnings per Share

based on forecast profit attributable to equity holders

of the Company for the year ending

31 December 2013 (*Note 2*) Not less than RMB0.16
(approximately HK\$0.20)

Notes:

- (1) The forecast consolidated profit attributable to equity holders of the Company for the year ending 31 December 2013 is extracted from the section headed “Financial Information – Profit Forecast For The Year Ending 31 December 2013” in this prospectus. The bases on which the above profit forecast has been prepared are set out in Appendix III to this prospectus. The Directors have prepared the forecast consolidated profit attributable to equity holders of the Company for the year ending 31 December 2013 based on the unaudited management accounts for the three months ended 30 September 2013 and the forecast of the consolidated results for the remaining three months ending 31 December 2013. The profit forecast has been prepared on a basis consistent in all material respects with the accounting policies presently adopted by the Group as set out in Note 2 of Section II of the Accountant’s Report as set out in Appendix I to this prospectus.
- (2) The calculation of unaudited pro forma forecast earnings per Share for the year ending 31 December 2013 is based on the forecast consolidated profit attributable to equity holders of the Company for the year ending 31 December 2013 and on the basis that 1,800,000,000 Shares were in issue during the entire period and assuming that the Global Offering had been completed on 1 January 2013. The calculation takes no account of any Shares which may be issued upon exercise of the options granted under the Share Option Scheme or any shares which may be allotted and issued or repurchased by our Company pursuant to the General Mandate to Issue Shares or the General Mandate to Repurchase Shares as described in the section headed “Share Capital” in this prospectus.
- (3) For the purpose of forecast consolidated profit attributable to equity holders of the Company and unaudited pro forma forecast earnings per Share, the amounts stated in Renminbi are converted into Hong Kong dollars at a rate of RMB1.00 to HK\$1.25. 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.

C. REPORT FROM THE REPORTING ACCOUNTANT ON UNAUDITED PRO FORMA FINANCIAL INFORMATION

The following is the text of a report received from PricewaterhouseCoopers, Certified Public Accountants, Hong Kong, for the purpose of incorporation in this prospectus.



羅兵咸永道

**INDEPENDENT REPORTING ACCOUNTANT'S ASSURANCE REPORT ON THE
COMPILATION OF UNAUDITED PRO FORMA FINANCIAL INFORMATION INCLUDED IN A
PROSPECTUS****TO THE DIRECTORS OF CHINA CREATIVE HOME GROUP LIMITED**

We have completed our assurance engagement to report on the compilation of unaudited pro forma financial information of China Creative Home Group Limited (the “**Company**”) and its subsidiaries (collectively the “**Group**”) by the directors for illustrative purposes only. The unaudited pro forma financial information consists of the unaudited pro forma statement of adjusted net tangible assets of the Group as at 30 June 2013, the unaudited pro forma forecast earnings per share of the Group for the year ending 31 December 2013 and related notes (the “**Unaudited Pro Forma Financial Information**”) as set out on pages II-1 to II-3 of the Company’s prospectus dated 10 December 2013 (the “**Prospectus**”), in connection with the proposed initial public offering of the shares of the Company. The applicable criteria on the basis of which the directors have compiled the Unaudited Pro Forma Financial Information are described on pages II-1 to II-3 of the prospectus.

The Unaudited Pro Forma Financial Information has been compiled by the directors to illustrate the impact of the proposed initial public offering on the Group’s financial position as at 30 June 2013 and the Group’s forecast earnings per share for the year ending 31 December 2013 as if the proposed initial public offering had taken place at 30 June 2013 and 1 January 2013, respectively. As part of this process, information about the Group’s financial position has been extracted by the directors from the Group’s financial information as at 30 June 2013, on which an accountant’s report has been published; and information about the Group’s forecast profit for the year ending 31 December 2013 has been extracted by the directors from the profit forecast as set out in the section headed “Financial Information – Profit Forecast For The Year Ending 31 December 2013” in the prospectus, on which a letter on profit forecast has been published.

Directors' Responsibility for the Unaudited Pro Forma Financial Information

The directors are responsible for compiling the Unaudited Pro Forma Financial Information in accordance with paragraph 4.29 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and with reference to Accounting Guideline 7 “Preparation of Pro Forma Financial Information for Inclusion in Investment Circulars” (“**AG 7**”) issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”).

Reporting Accountant's Responsibilities

Our responsibility is to express an opinion, as required by paragraph 4.29(7) of the Listing Rules, on the Unaudited Pro Forma Financial Information and to report our opinion to you. We do not accept any responsibility for any reports previously given by us on any financial information used in the compilation of the Unaudited Pro Forma Financial Information beyond that owed to those to whom those reports were addressed by us at the dates of their issue.

We conducted our engagement in accordance with Hong Kong Standard on Assurance Engagements 3420 “Assurance Engagements to Report on the Compilation of Pro Forma Financial Information Included in a Prospectus”, issued by the HKICPA. This standard requires that the reporting accountant complies with ethical requirements and plans and performs procedures to obtain reasonable assurance about whether the directors have compiled the Unaudited Pro Forma Financial Information in accordance with paragraph 4.29 of the Listing Rules and with reference to AG 7 issued by the HKICPA.

For purposes of this engagement, we are not responsible for updating or reissuing any reports or opinions on any historical financial information used in compiling the Unaudited Pro Forma Financial Information, nor have we, in the course of this engagement, performed an audit or review of the financial information used in compiling the Unaudited Pro Forma Financial Information.

The purpose of unaudited pro forma financial information included in a prospectus is solely to illustrate the impact of a significant event or transaction on unadjusted financial information of the entity as if the event had occurred or the transaction had been undertaken at an earlier date selected for purposes of the illustration. Accordingly, we do not provide any assurance that the actual outcome of the proposed initial public offering at 30 June 2013 or 1 January 2013, would have been as presented.

A reasonable assurance engagement to report on whether the unaudited pro forma financial information has been properly compiled on the basis of the applicable criteria involves performing procedures to assess whether the applicable criteria used by the directors in the compilation of the unaudited pro forma financial information provide a reasonable basis for presenting the significant effects directly attributable to the event or transaction, and to obtain sufficient appropriate evidence about whether:

- The related pro forma adjustments give appropriate effect to those criteria; and
- The unaudited pro forma financial information reflects the proper application of those adjustments to the unadjusted financial information.

The procedures selected depend on the reporting accountant's judgment, having regard to the reporting accountant's understanding of the nature of the company, the event or transaction in respect of which the unaudited pro forma financial information has been compiled, and other relevant engagement circumstances.

The engagement also involves evaluating the overall presentation of the unaudited pro forma financial information.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion:

- (a) the Unaudited Pro Forma Financial Information has been properly compiled by the directors of the Company on the basis stated;
- (b) such basis is consistent with the accounting policies of the Group; and
- (c) the adjustments are appropriate for the purposes of the Unaudited Pro Forma Financial Information as disclosed pursuant to paragraph 4.29(1) of the Listing Rules.

PricewaterhouseCoopers

Certified Public Accountants

Hong Kong, 10 December 2013