

The information set forth in this appendix does not form part of the accountants' report on the historical financial information of the Group (the "Accountants' Report") from Deloitte Touche Tohmatsu, Certified Public Accountants, Hong Kong, the reporting accountants of the Company, as set forth in Appendix I to this prospectus, and is included herein for information only. The pro forma financial information should be read in conjunction with the section headed "Financial Information" and "Accountants' Report" set forth in Appendix I to this prospectus.

A. PRO FORMA ADJUSTED COMBINED NET TANGIBLE ASSETS

The following pro forma statement of adjusted combined tangible assets of the Group has been prepared by the directors of the Company in accordance with paragraph 4.29 of the Listing Rules to illustrate the effect of the Global Offering on the audited combined net tangible assets of the Group attributable to owners of the Company as if the Global Offering had taken place at 31 December 2013.

The pro forma statement of adjusted combined net tangible assets of the Group has been prepared for illustrative purposes only and, because of its hypothetical nature, may not give a true picture of the financial position of the Group had the Global Offering been completed at 31 December 2013 or any future date.

The pro forma statement of adjusted combined net tangible assets of the Group is based on the audited combined net tangible assets of the Group attributable to owners of the Company as at 31 December 2013 as shown in the Accountants' Report, the text of which is set out in Appendix I to this prospectus, and adjusted as follows:

	Audited combined net tangible assets of the Group attributable to the owners of the Company as at 31 December 2013	Estimated net proceeds from the Global Offering	Pro forma adjusted combined net tangible assets of the Group attributable to owners of the Company	Pro forma adjusted combined net tangible assets of the Group attributable to owners of the Company per Share
	<u>HK\$'000</u> (Note 1)	<u>HK\$'000</u> (Note 2)	<u>HK\$'000</u>	<u>HK\$</u> (Note 3)
Based on the Offer Price of HK\$1.85 per Share	725,563	422,680	1,148,243	1.15
Based on the Offer Price of HK\$2.50 per Share	725,563	580,305	1,305,868	1.31

Notes:

- (1) The audited combined net tangible assets of the Group attributable to owners of the Company as at 31 December 2013 is extracted from the Accountants' Report set out in "Appendix I — Accountants' Report".
- (2) The estimated net proceeds from the issue of our Shares pursuant to the Global Offering are based on 250,000,000 Shares at the Offer Price of lower limit and upper limit of HK\$1.85 and HK\$2.50 per Share, respectively, after deduction of the underwriting commissions and fees and other related fees (excluding approximately HK\$6,917,000 listing expenses which has been accounted for prior to 31 December 2013 paid/payable by the Company) assuming that the Over-allotment Option is not exercised. It does not take into account of any shares (i) which may be allotted and issued upon the exercise of any options which were granted under the Pre-IPO Share Option Scheme or may be granted under the Share Option Scheme or (ii) which may be allotted and issued or repurchased by our Company under the general mandates for the allotment and issue or repurchase of Shares granted to the directors of the Company.
- (3) The pro forma adjusted combined net tangible assets of the Group attributable to owners of the Company per Share is arrived at on the basis that 1,000,000,000 Shares were in issue assuming that the Global Offering and the Capitalisation Issue had been completed on 31 December 2013 and that the Over-allotment Option is not exercised. It does not take into account of any shares (i) which may be

allotted and issued upon the exercise of any options which were granted under the Pre-IPO Share Option Scheme or may be granted under the Share Option Scheme or (ii) which may be allotted and issued or repurchased by our Company under the general mandates for the allotment and issue or repurchase of Shares granted to the directors of the Company.

- (4) The pro forma adjusted combined net tangible assets of the Group attributable to owners of the Company does not take into account the effect of any trading result or other transaction of the Group entered into subsequent to 31 December 2013.

- (5) Based on the property valuation reports as of 31 March 2014 as set forth in “Appendix III — Property Valuation”, the property interests of the Group attributable to the owners of the Company had a revaluation surplus up to 31 March 2014 of approximately HK\$125.7 million, representing the excess of the market value of these properties (including investment properties, prepaid lease payments, buildings and construction in progress) over their carrying amounts to the extent attributable to owners of the Company. The pro forma adjusted combined net tangible assets of the Group attributable to the owners of the Company has not taken into account of the revaluation surplus of properties held for own use (including prepaid lease payments and buildings), nor will the Group incorporate the revaluation surplus in its future financial statements. If the revaluation surplus up to 31 March 2014 is to be incorporated in the Group’s future financial statements, additional annual depreciation and amortisation of approximately HK\$2.7 million (excluding tax impact) would be charged as expenses.



INDEPENDENT REPORTING ACCOUNTANT'S ASSURANCE REPORT ON THE COMPILATION OF PRO FORMA FINANCIAL INFORMATION

TO THE DIRECTORS OF BEST PACIFIC INTERNATIONAL HOLDINGS LIMITED

We have completed our assurance engagement to report on the compilation of pro forma financial information of Best Pacific International Holdings Limited (the "Company") and its subsidiaries (hereinafter collectively referred to as the "Group") by the directors of the Company (the "Directors") for illustrative purposes only. The pro forma financial information consists of the pro forma statement of adjusted combined net tangible assets as at 31 December 2013 and related notes as set out on pages II-1 to II-2 of Appendix II to the prospectus issued by the Company dated 13 May 2014 (the "Prospectus"). The applicable criteria on the basis of which the Directors have compiled the pro forma financial information are described on pages II-1 to II-2 of Appendix II to the Prospectus.

The pro forma financial information has been compiled by the Directors to illustrate the impact of the Global Offering (as defined in the Prospectus) on the Group's financial position as at 31 December 2013 as if the Global Offering had taken place at 31 December 2013. As part of this process, information about the Group's financial position has been extracted by the Directors from the Group's financial information for the three years ended 31 December 2013, on which an accountant's report set out in Appendix I to the Prospectus has been published.

Directors' Responsibilities for the Pro Forma Financial Information

The Directors are responsible for compiling the 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 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 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 comply with ethical requirements and plan and perform procedures to obtain reasonable assurance about whether the Directors have compiled the 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 pro forma financial information.

The purpose of pro forma financial information included in an investment circular is solely to illustrate the impact of a significant event or transaction on unadjusted financial information of the Group 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 event or transaction at 31 December 2013 would have been as presented.

A reasonable assurance engagement to report on whether the 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 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 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 Group, the event or transaction in respect of which the pro forma financial information has been compiled, and other relevant engagement circumstances.

The engagement also involves evaluating the overall presentation of the 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 pro forma financial information has been properly compiled 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 pro forma financial information as disclosed pursuant to paragraph 4.29(1) of the Listing Rules.

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
13 May 2014