CONTENTS

You should rely only on the information contained in this prospectus and the related Application Forms to make your investment decision. The Company has not authorised anyone to provide you with information that is different from what is contained in this prospectus. Any information or representation not made in this prospectus must not be relied on by you as having been authorised by the Company, the Joint Sponsors, the Lead Manager, any of the Underwriters, any of their respective directors, officers, employees, agents, representatives or affiliates, or any other person or party involved in the Share Offer.

	Page
Expected timetable	i
Contents	iv
Summary	1
Definitions	22
Risk factors	33
Waivers from compliance with the Listing Rules	46
Information about this prospectus and the Share Offer	47
Directors and parties involved in the Share Offer	52
Corporate information	55
Industry overview	57
Summary of legal and regulatory provisions	71
History, reorganisation and group structure	78
Business	87
Relationship with the Controlling Shareholders	132
Connected transactions	138
Directors, senior management and employees	146
Substantial shareholders	155
Share capital	157
Financial information	160
Future plans and use of proceeds	202

CONTENTS

	Page
Underwriting	205
Structure of the Share Offer	215
How to apply for Public Offer Shares	223
Appendix I — Accountants' Report	I-1
Appendix II — Unaudited pro forma financial information	II-1
Appendix III — Property valuation report	III-1
Appendix IV — Summary of the constitution of the Company and Cayman company law	IV-1
Appendix V — Statutory and general information	V-1
Appendix VI — Documents delivered to the Registrar of Companies and	VI-1