

APPENDIX II	UNAUDITED PRO FORMA FINANCIAL INFORMATION
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The information set out in this appendix does not form part of the Accountants' Report prepared by Ernst & Young, Certified Public Accountants, Hong Kong, as set out in Appendix I to this prospectus, and is included in this prospectus for information only.

The unaudited pro forma financial information should be read in conjunction with "Financial Information" and "Appendix I – Accountants' Report".

The following unaudited pro forma financial information prepared in accordance with paragraph 4.29 of the Listing Rules is for illustrative purposes only, and is set out here to provide the investors with further information about (i) how the proposed listing might have affected the combined net tangible assets of the Group as if the Global Offering had occurred on 30 April 2010. Although reasonable care has been exercised in preparing the said information, prospective investors who read the information should bear in mind that these figures are inherently subject to adjustments and may not give a complete picture of the Group's financial results and positions of the financial periods concerns.

UNAUDITED PRO FORMA ADJUSTED CONSOLIDATED NET TANGIBLE ASSETS

The following unaudited pro forma adjusted consolidated net tangible assets of the Group have been prepared to show the effect on the consolidated net tangible assets of the Group as at 30 April 2010 as if the Global Offering had occurred on 30 April 2010.

The unaudited pro forma adjusted consolidated net tangible assets of the Group have been prepared for illustrative purposes only and, because of their nature, they may not give a true picture of the financial position of the Group.

The following unaudited pro forma adjusted consolidated net tangible assets of the Group have been prepared based on the audited consolidated net assets of the Group as at 30 April 2010 as extracted from "Appendix I – Accountants' Report", and is adjusted as described below.

	Audited consolidated net tangible assets attributable to equity holders of the parent as at 30 April 2010 ⁽¹⁾ RMB'000	Estimated net proceeds from the Global Offering ⁽²⁾ RMB'000	Unaudited pro forma adjusted consolidated net tangible assets ⁽³⁾ RMB'000	Unaudited pro forma adjusted consolidated net tangible assets per Share ⁽⁴⁾ RMB HK\$	
Based on an Offer Price of HK\$2.38 per Share	262,508	482,976	745,484	0.74	0.84
Based on an Offer Price of HK\$3.38 per Share	262,508	695,137	957,645	0.95	1.08

- (1) The audited consolidated net tangible assets attributable to equity holder of the parent of the Company as at 30 April 2010 is extracted from the Accountants' Report set out in Appendix I to this prospectus, which is based on the audited consolidated net assets of the Group attributable to the equity holders of the parent as at 30 April 2010 of RMB281,140,000 with an adjustment for intangible assets as at 30 April 2010 of RMB18,632,000.
- (2) The forecast net proceeds from the Global Offering are based on the Offer Price of HK\$2.38 and HK\$3.38 per Share, respectively, after the deduction of the forecast underwriting fees and other related fees and expenses, and do not take into account of any Shares that may be issued pursuant to the Over-allotment Option. If the Over-allotment Option is exercised, the unaudited pro forma adjusted net tangible assets attributable to owners of the parent and unaudited pro forma adjusted consolidated net tangible assets per Share will increase. The forecast net proceeds from the Global Offering are translated at the exchange rate of HK\$1 = RMB0.8756.
- (3) Details of valuation of the Group's properties as at 31 July 2010 are set out in Appendix IV to this prospectus. With reference to such valuation, there is a revaluation surplus of approximately RMB5,763,000 compared to the carrying values of the Group's properties as of 31 July 2010. The Group will not incorporate the revaluation surplus in the consolidated financial statements for the year ended 31 December 2009 or the above unaudited pro forma adjusted consolidated net tangible assets because it is the Group's accounting policy to state the property interests, classified under the captions "Property, plant and equipment" and "Prepaid Land Lease Payments" in the Accountants' Report set out in Appendix I to this prospectus, at cost less accumulated depreciation/amortisation and impairment rather than at revalued amounts.
- (4) The unaudited pro forma adjusted consolidated net tangible assets per Share are determined after the adjustments as described in note 2 above and on the basis that 1,009,303,000 Shares are issued and outstanding as set out in the "Share Capital" section of this prospectus, and that the Over-allotment Option has not been exercised. The unaudited pro forma adjusted net tangible assets per Share are translated at the exchange rate of HK\$1 = RMB0.8756.

UNAUDITED PRO FORMA ESTIMATED EARNINGS PER SHARE

The following unaudited pro forma estimated earnings per Share for the six months ended 30 June 2010 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 2010.

This unaudited pro forma estimated earnings per Share has been prepared for illustrative purposes only and, because of its nature, it may not give true and fair picture of the financial results of the Group following the Global Offering.

For the six months ended 30 June 2010

Unaudited estimated consolidated net profit attributable to equity holders of the parent for the six months ended 30 June 2010 ⁽¹⁾	Not less than RMB109 million (equivalent to approximately HK\$124 million)
Unaudited pro forma estimated earnings per Share ⁽²⁾	Not less than RMB0.11 (equivalent to approximately HK\$0.13)

⁽¹⁾ The unaudited estimated consolidated profit attributable to equity holders of the parent for the six months ended 30 June 2010 is extracted from the section headed “Financial information” in this prospectus. The bases on which the above estimated profit has been prepared are summarised in Appendix III to this prospectus. The estimated consolidated net profit attributable to equity holders of the parent for the six months ended 30 June 2010 has been prepared based on the audited consolidated results for the four months ended 30 April 2010 and the unaudited consolidated results based on management accounts of the Group for the two months ended 30 June 2010. The Directors have undertaken to the Stock Exchange that our interim report for the six months ended 30 June 2010 will be audited pursuant to Rule 11.18 of the Listing Rules. The profit estimate has been prepared on a basis consistent in all material respects with the accounting policies presently adopted by the Group as set out in Section II of the Accountants’ Report, the text of which is set out in Appendix I to this prospectus. The estimated consolidated net profit attributable to equity holders of the parent is translated at the exchange rate of HK\$1 = RMB0.8756.

⁽²⁾ The unaudited pro forma estimated earnings per Share is calculated by dividing the unaudited estimated consolidated net profit attributable to equity holders of the parent for the six months ended 30 June 2010, on the basis that 1,009,303,000 Shares were in issue, assuming that the Shares to be issued pursuant to the Capitalisation Issue and the Global Offering had been in issue on 1 January 2010, but does not take into account of any shares that may be issued upon the exercise of the Over-allotment Option. The unaudited pro forma estimated earnings per Share is translated at the exchange rate of HK\$1 = RMB0.8756.