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**APPENDIX II                      UNAUDITED PRO FORMA FINANCIAL INFORMATION**

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*The information set forth in this appendix does not form part of the accountants’ report prepared by KPMG, Certified Public Accountants, Hong Kong, the reporting accountants of the Company, as set forth in Appendix I to this document, and is included herein for illustrative purposes only.*

*The unaudited pro forma financial information should be read in conjunction with the section headed “Financial Information” in this document and the accountants’ report set forth in Appendix I to this document.*

*The following unaudited pro forma financial information prepared in accordance with paragraph 4.29 of the Listing Rules is for illustrative purpose only, and is set out herein to provide the prospective investors with further financial information about how the [●] might have affected the net tangible assets of the Group after the completion of the [●] as if the [●] had taken place on 30 June 2009.*

*The accompanying unaudited pro forma financial information of the Group is based on currently available information along with a number of assumptions, estimates and uncertainties. As a result of these assumptions, estimates and uncertainties, the accompanying unaudited pro forma financial information of the Group does not purport to predict the Group’s future financial position.*

*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 true picture of the Group’s financial position.*

**(A) UNAUDITED PRO FORMA ADJUSTED NET TANGIBLE ASSETS**

The following statement of unaudited pro forma adjusted net tangible assets of the Group is based on the audited combined net assets of the Group as at 30 June 2009, as shown in the accountants’ report, the text of which is set out in Appendix I to this document and adjusted as described below:

	<b>Combined net tangible assets attributable to the equity holders of the Company as at 30 June 2009</b>	<b>Estimated net proceeds from [●]</b>	<b>Unaudited pro forma adjusted net tangible assets</b>	<b>Unaudited pro forma adjusted net tangible assets per Share</b>
	<i>HK\$’000</i>	<i>HK\$’000</i>	<i>HK\$’000</i>	<i>HK\$</i>
	<i>(Note 1)</i>			
Based on [●]	274,304	[●]	[●]	[●]
Based on [●]	274,304	[●]	[●]	[●]

*Notes:*

1 The audited combined net tangible assets attributable to the equity holders of the Company as at 30 June 2009 which is based on the combined net assets of the Group attributable to the equity holders of the Company as at 30 June 2009 are extracted from the accountants’ report set out in Appendix I to this document.