

**(A) UNAUDITED PRO FORMA STATEMENT OF ADJUSTED CONSOLIDATED NET TANGIBLE ASSETS**

The following unaudited pro forma statement of adjusted consolidated net tangible assets of the Group attributable to owners of the Company prepared in accordance with paragraph 4.29 of the Listing Rules is for illustrative purpose only, and is set forth here to illustrate the effect of the Global Offering on the unaudited consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 as if the Global Offering had taken place on 31 March, 2025.

This unaudited pro forma statement of adjusted consolidated net tangible assets of the Group attributable to owners of the Company has been prepared for illustrative purposes only and, because of its hypothetical nature, it may not give a true picture of the consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 or at any future dates following the Global Offering. It is prepared based on the audited consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 as set out in the Accountants' Report on historical financial information of the Group, the text of which is set out in Appendix I to this Prospectus, and adjusted as described below.

Audited consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025	Estimated net proceeds from the Global Offering	Unaudited pro forma adjusted consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025	Unaudited pro forma adjusted consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 per Share	
			RMB (Note 3)	HK\$ (Note 3 & 4)
RMB'000 (Note 1)	RMB'000 (Note 2)	RMB'000		
Based on the Offer Price of HK\$42.80 H Share				
5,312,194	1,765,266	7,077,460	14.89	16.34

*Notes:*

- (1) The unaudited consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 is extracted from the Accountants' Report set out in Appendix I to this Prospectus, which is based on the audited consolidated net assets of our Group attributable to owners of the Company as of 31 March, 2025 of approximately RMB5,328,484,000 with an adjustment for intangible assets as of 31 March, 2025 of approximately RMB16,290,000.
- (2) The estimated net proceeds from the Global Offering are based on the Offer Price of HK\$42.80, after deduction of the estimated underwriting fees and other related listing expenditure payable by the Company (excluding the listing expense that have been charged to profit or loss during the Track Record Period), taking into no account of shares which may be issued upon the exercise of the over-allotment option and upon the vesting of restricted shares that have been or may be granted from time to time under the restricted share scheme.
- (3) The unaudited pro forma adjusted consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 per share is calculated based on a total of 475,450,860 shares (representing 429,711,044 shares in issue as of 31 March, 2025, excluding 2,005,884 treasury shares as of 31 March, 2025, adding 47,745,700 offer shares under the Global Offering), assuming that the Global Offering had been completed on 31 March, 2025 but does not take into account of any shares which may be issued upon the exercise of the over-allotment option and upon the vesting of restricted shares that have been or may be granted from time to time under the restricted share scheme.
- (4) Certain property interests of the Group as at 31 May, 2025 have been valued by an independent property valuer as mentioned in Appendix III. By comparing the market value of these property interests of RMB1,264,338,000 and the carrying amount of these property interests of RMB1,243,167,000, there is fair value gain of RMB21,171,000 as at 31 May, 2025, which is not reflected in the above consolidated net tangible assets of the Group at 31 March, 2025. The revaluation gain has not been included in the Historical Financial Information as at 31 March, 2025 as set out in Appendix I to this prospectus. If the revaluation gain was recorded in the Group's financial statements, the depreciation of the Group would increase by approximately RMB408,000 for the year ending 31 December, 2025.
- (5) For the purpose of this unaudited pro forma statement of adjusted consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 per Share, the amounts stated in Renminbi are converted from or into Hong Kong dollars at an exchange rate of HK\$1.0 to RMB0.9108. No representation is made that RMB has been, could have been or may be converted into HK\$, or vice versa, at that rate.
- (6) No adjustment has been made to the unaudited pro forma adjusted consolidated net tangible assets of the Group attributable to owners of the Company as of 31 March, 2025 to reflect any trading results or other transactions of the Group entered into subsequent to 31 March, 2025.

## **INDEPENDENT REPORTING ACCOUNTANTS' ASSURANCE REPORT ON THE COMPILATION OF UNAUDITED PRO FORMA FINANCIAL INFORMATION**

**To the directors of SICC Co., Ltd.**

We have completed our assurance engagement to report on the compilation of unaudited pro forma financial information of SICC Co., Ltd. (the "Company") and its subsidiaries (collectively the "Group") by the directors of the Company (the "Directors") for illustrative purposes only. The unaudited pro forma financial information consists of the unaudited pro forma statement of adjusted consolidated net tangible assets of the Group as at 31 March 2025 and related notes (the "Unaudited Pro Forma Financial Information") as set out on II-1 to II-2 of Appendix II of the Company's prospectus dated 11 August 2025 (the "Prospectus") in connection with the proposed initial public offering of the H shares of the Company (the "Proposed Public Offer"). The applicable criteria on the basis of which the Directors have compiled the Unaudited Pro Forma Financial Information are described on II-1 to II-2 of the Prospectus.

The unaudited pro forma financial information has been compiled by the Directors to illustrate the impact of the Proposed Public Offer on the Group's consolidated financial position as at 31 March 2025 as if the Proposed Public Offer had taken place at 31 March 2025. As part of this process, information about the Group's consolidated financial position has been extracted by the Directors from the Group's financial information for the three months ended 31 March 2025, on which an accountants' report set out in Appendix I of the Prospectus 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").

### **Our Independence and Quality Management**

We have complied with the independence and other ethical requirements of the "Code of Ethics for Professional Accountants" issued by the HKICPA, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

Our firm applies Hong Kong Standard on Quality Management 1 "Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements" issued by the HKICPA, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.





## Reporting Accountants' 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 accountants plan and perform procedures to obtain reasonable assurance about whether the Directors of the Company 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 Public Offer at 31 March 2025 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 accountants' judgment, having regard to the reporting accountants' understanding of the nature of the entity, 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 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.

A handwritten signature in blue ink, appearing to read "BDO Limited", written over a horizontal line.

**BDO Limited**  
Certified Public Accountants  
Hong Kong

11 August 2025