

VOLUNTARY PARTIAL CASH OFFER

Shareholders who accept the Partial Offer will receive the Special Dividend (if the Partial Offer is completed) and FY2021 Interim Dividend even if the Shareholders tender their Shares before the First Closing Date of 2 September 2021⁽¹⁾

Status of Partial Offer	Offer Price HK\$ 18.80 per Offer Share ⁽²⁾	Special Dividend (conditional upon completion of the Warehouses Sale and the Partial Offer becoming or being declared unconditional in all respects) HK\$ 7.28 per Share	2021 Interim Dividend HK\$ 0.211 per Share
Successful (Valid acceptance in respect of no less than 931,209,117 Offer Shares on or before 2 September 2021 ⁽¹⁾ and satisfaction of all other conditions. After the Partial Offer has become and been declared unconditional in all respects, Shareholders may still tender acceptances before the Final Closing Date)	✓	✓	✓
Lapsed (Valid acceptance in respect of less than 931,209,117 Offer Shares on 2 September 2021 (unless the Offeror extends the Offers in accordance with the Takeovers Code) or nonfulfillment of any other conditions)	✗	✗	✓

Q1. Will Shareholders receive the Special Dividend if they accept the Partial Offer on or before 2 September 2021⁽¹⁾?

- Yes
 - if the Warehouses Sale is completed and all conditions of the Partial Offer are met and the Partial Offer is unconditional
 - Shareholders who tender acceptances and remain Shareholders on the record date of the Special Dividend will receive the Special Dividend
- Special Dividend
 - Expected record date: 15 September 2021⁽³⁾
(the day immediately prior to the Final Closing Date; assuming the Partial Offer becomes unconditional in all respects on the First Closing Date of 2 September 2021, the Final Closing Date would be 16 September 2021)
 - The actual transfer of Shares pursuant to the Partial Offer would not take place until after the Final Closing Date
 - Expected payment date: 5 October 2021⁽³⁾

Q2. Will Shareholders receive the FY2021 Interim Dividend if they accept the Partial Offer on or before 2 September 2021⁽¹⁾?

- Yes
 - Shareholders who remain Shareholders on the record date of the Interim Dividend (irrespective of whether they tender acceptances) will receive the Interim Dividend
- 2021 Interim Dividend
 - Record date: 13 September 2021
(prior to the Final Closing Date; assuming the Partial Offer becomes unconditional in all respects on the First Closing Date of 2 September 2021, the Final Closing Date would be 16 September 2021)
 - The actual transfer of Shares pursuant to the Partial Offer would not take place until after the Final Closing Date
 - Payment date: 28 September 2021

Q3. What is the timing for accepting the Partial Offer?

- The First Closing Date is 2 September 2021⁽¹⁾⁽⁴⁾, but please note:
 - The forms need to arrive at Tricor before 4pm on 2 September 2021
 - Brokers may have an earlier deadline so shareholders should check with their brokers
- After the Partial Offer has become and been declared unconditional in all respects, Shareholders may still tender acceptances before the Final Closing Date

Q4. When will the Share certificates or other documents be returned to Shareholders for Shares not taken up by the Offeror?

- As soon as possible but within 10 days following the Final Closing Date

Notes: Please refer to the Composite Document issued on 12 August 2021 for further details and important information about the Partial Offer

⁽¹⁾ Being the First Closing Date, unless extended by the Offeror in accordance with the Takeovers Code. Any extension of the First Closing Date will not affect Shareholders' ability to receive the Special Dividend and FY2021 Interim Dividend as stated herein

⁽²⁾ Offer Price received by a Shareholder for every Share in respect of which that Shareholder validly accepts the Partial Offer and which is taken up by the Offeror under the Partial Offer

⁽³⁾ As the final timetable of the Partial Offer has not yet been determined, the expected record date and payment date of the Special Dividend are subject to final determination. Further announcement(s) will be made by the Company in relation to the final determination of the record date or the payment date of the Special Dividend if appropriate. The record date of the Special Dividend will be before the Final Closing Date.

⁽⁴⁾ On the First Closing Date the Offeror will determine whether to extend the Partial Offer, if it has not become or been declared unconditional in all respects