

IMPORTANT

IMPORTANT: If you are in any doubt about any of the contents of this document, you should obtain independent professional advice.



Zhongshen Jianye Holding Limited

中深建業控股有限公司

(Incorporated in the Cayman Islands with limited liability)

[REDACTED]

Total Number of [REDACTED] : [REDACTED] Shares
under the [REDACTED]
Number of [REDACTED] : [REDACTED] Shares (subject to reallocation)
Number of [REDACTED] : [REDACTED] Shares (subject to reallocation)
[REDACTED] : HK\$[REDACTED] per [REDACTED], plus
brokerage of 1.0%, SFC transaction levy of
0.0027%, Stock Exchange trading fee of 0.00565%
and AFRC transaction levy of 0.00015% (payable
in full on application in Hong Kong dollars and
subject to refund)
Nominal value : HK\$[0.01] per Share
[REDACTED] : [REDACTED]

Sole Sponsor

SUNWAH KINGSWAY

新華滙富

Kingsway Capital Limited

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] and [REDACTED]

[LOGO]

[LOGO]

[LOGO]

[LOGO]

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A copy of this document, having attached thereto the documents specified in the paragraph headed “Documents delivered to the Registrar of Companies in Hong Kong” in Appendix V to this document, has been registered by the Registrar of Companies in Hong Kong as required by section 342C of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong). The Securities and Futures Commission of Hong Kong and the Registrar of Companies in Hong Kong take no responsibility for the contents of this document or any other documents referred to above.

Investors applying for the [REDACTED] must pay, on application, the [REDACTED] of HK\$[REDACTED] for each [REDACTED] together with brokerage of 1.0%, SFC transaction levy of 0.0027%, Stock Exchange trading fee of 0.00565% and AFRC transaction levy of 0.00015%. The [REDACTED] (for itself and on behalf of the [REDACTED]) may, with the consent of our Company, reduce the number of [REDACTED] being offered under the [REDACTED] and/or the [REDACTED] below that stated in this document at any time prior to the morning of the last day for lodging applications under the [REDACTED]. In such a case, notices of such reduction will be published on the websites of the Stock Exchange at www.hkexnews.hk and the Company at www.zsjy.top as soon as practicable but in any event not later than the morning of the last day for lodging applications under the [REDACTED]. See “Structure of the [REDACTED]” and “How to apply for the [REDACTED]” in this document.

Prior to making an investment decision, prospective investors should carefully consider all of the information set out in this document, in particular, the risk factors set out in the section headed “Risk factors” in this document.

Pursuant to the termination provisions contained in the [REDACTED], the [REDACTED] (for itself and on behalf of the [REDACTED]) have the right in certain circumstances, in their absolute discretion, to terminate the obligations of the [REDACTED] pursuant to the [REDACTED] at any time prior to 8:00 a.m. on the [REDACTED]. Further details of the terms of the termination provisions are set out in the section headed “[REDACTED]— [REDACTED]arrangements and expenses — [REDACTED] — Grounds for termination” in this document. It is important that you refer to that section for further details.

The [REDACTED] have not been and will not be registered under the [REDACTED] or any state securities law in the United States and may not be offered, sold, pledged or transferred within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the [REDACTED]. The [REDACTED] may be offered, sold or delivered outside the United States in offshore transactions in accordance with [REDACTED].

ATTENTION

We have adopted a fully electronic application process for the [REDACTED]. We will not provide printed copies of this document or printed copies of any [REDACTED] to the public in relation to the [REDACTED].

This document is available at the website of the Stock Exchange at www.hkexnews.hk and our website at www.zsjy.top. If you require a printed copy of this document, you may download and print from the website addresses above.

THIS DOCUMENT IS IN DRAFT FORM, INCOMPLETE AND SUBJECT TO CHANGE AND THAT THE INFORMATION MUST BE READ IN CONJUNCTION WITH THE SECTION HEADING "WARNING" ON THE COVER OF THIS DOCUMENT.

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[REDACTED]