

Hong Kong Public Offering — White Form eIPO Service Provider Application Form 香港公開發售 — 白表eIPO服務供應商申請表格
Please use this Application Form if you are a White Form eIPO Service Provider and are applying for Hong Kong Offer Shares on behalf of underlying applicants.
如 閣下為白表eIPO服務供應商並代表相關申請人申請認購香港發售股份，請使用本申請表格。



Sunkwan Properties Group Limited
上坤地產集團有限公司
(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)

GLOBAL OFFERING
全球發售

Number of Offer Shares under the Global Offering : 500,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares : 50,000,000 Shares (subject to reallocation)
Number of International Offer Shares : 450,000,000 Shares (subject to reallocation and the Over-allotment Option)
Maximum Offer Price : HK\$2.50 per Offer Share plus brokerage of 1.0%, SFC transaction levy of 0.0027% and the Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund)
Nominal value : US\$0.000001 per Share
Stock code : 6900

全球發售下的發售股份數目 : 500,000,000股股份(視乎超額配股權行使與否而定)
香港發售股份數目 : 50,000,000股股份(可予重新分配)
國際發售股份數目 : 450,000,000股股份(可予重新分配及視乎超額配股權行使與否而定)
最高發售價 : 每股發售股份2.50港元，另加1.0%經紀佣金、0.0027%證監會交易費及0.005%聯交所交易費(須於申請時以港元繳足及多繳股款可予退還)
面值 : 每股股份0.000001美元
股份代號 : 6900

Please read carefully the prospectus of Sunkwan Properties Group Limited (the “Company”) dated October 31, 2020, (the “Prospectus”) (in particular, the section headed “How to Apply for Hong Kong Offer Shares” in the Prospectus) and the guidelines on the back of this Application Form before completing this Application Form. Terms defined in the Prospectus have the same meaning when used in this Application Form unless defined herein.

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “Stock Exchange”), Hong Kong Securities Clearing Company Limited (“HKSCC”) take no responsibility for the contents of this Application Form, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of this Application Form.

Copies of the Prospectus, all related Application Forms and the other documents specified in the paragraph headed “Documents delivered to the Registrar of Companies and available for inspection — 1. Documents delivered to the Registrar of Companies” in Appendix VI to the Prospectus have 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 (the “SFC”) and the Registrar of Companies in Hong Kong take no responsibility as to the contents of any of these documents.

Your attention is drawn to the paragraph headed “Personal Data” in the section headed “How to Apply for Hong Kong Offer Shares” in the Prospectus which sets out the policies and practices of the Company and the Hong Kong Share Registrar in relation to personal data and compliance with the Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong).

Nothing in this Application Form or the Prospectus constitutes an offer to sell or the solicitation of an offer to buy nor shall there be any sale of Offer Shares in any jurisdiction in which such offer, solicitation or sales would be unlawful. This Application Form and the Prospectus are not for release, publication or distribution, directly or indirectly, in or into the United States, nor is this application an offer of Shares for sale in the United States. The Offer Shares have not been and will not be registered under the U.S. Securities Act 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 U.S. Securities Act and applicable U.S. state securities laws. The Offer Shares are being offered and sold outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act and the applicable laws of each jurisdiction where those offers and sales occur. There will not be and is not currently intended to be any public offering of securities of the Company in the United States.

This Application Form and the Prospectus may not be forwarded or distributed or reproduced (in whole or in part) in any manner whatsoever in any jurisdiction where such forwarding, distribution or reproduction is not permitted under the law of that jurisdiction. This Application Form and the Prospectus are addressed to you personally. Any forwarding or distribution or reproduction of this Application Form or the Prospectus in whole or in part is unauthorized. Failure to comply with this directive may result in a violation of the U.S. Securities Act or the applicable laws of other jurisdictions.

The allocation of Offer Shares between the Hong Kong Public Offering and the International Offering is subject to reallocation as stated in the section headed “Structure of the Global Offering — The Hong Kong Public Offering — Reallocation” in the Prospectus. In addition, the Sole Global Coordinator may reallocate the Offer Shares from the International Offering to the Hong Kong Public Offering to satisfy valid applications under the Hong Kong Public Offering. In accordance with Guidance Letter HKEx-GL91-18, if such reallocation is done other than pursuant to Practice Note 18 of the Listing Rules, i.e. if (i) the International Offer Shares are fully subscribed or oversubscribed and the Hong Kong Offer Shares are fully subscribed or oversubscribed by less than 15 times; or (ii) the International Offer Shares are undersubscribed and the Hong Kong Offer Shares are oversubscribed irrespective of the number of times, up to 50,000,000 Offer Shares may be reallocated to the Hong Kong Public Offering from the International Offering, so that the total number of the Offer Shares available under the Hong Kong Public Offering will be increased to 100,000,000 Offer Shares, representing 20% of the number of the Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option), and the final Offer Price shall be fixed at the low-end of the indicative Offer Price range (i.e. HK\$1.70 per Offer Share) stated in the Prospectus.

To: Sunkwan Properties Group Limited
Sole Sponsor
Sole Global Coordinator
Joint Bookrunners
Joint Lead Managers
Hong Kong Underwriters

致: 上坤地產集團有限公司
獨家保薦人
獨家全球協調人
聯席賬簿管理人
聯席牽頭經辦人
香港包銷商

We confirm that we have (i) complied with the Guidelines for Electronic Public Offerings and the Operational Procedures for White Form eIPO Applications submitted via banks/stockbrokers and all applicable laws and regulations (whether statutory or otherwise) in relation to the provision of our White Form eIPO services in connection with the Hong Kong Public Offering; and (ii) read the terms and conditions and application procedures set out in the Prospectus and this Application Form and agree to be bound by them. Applying on behalf of each of the underlying applicants to whom this application relates, we:

- apply for the number of Hong Kong Offer Shares set out below, on the terms and conditions of the Prospectus and this Application Form, and subject to the Articles of Association;
- enclose payment in full for the Offer Shares applied for, including 1.0% brokerage fee, 0.005% Stock Exchange trading fee and 0.0027% SFC transaction levy;
- confirm that the underlying applicants have undertaken and agreed to accept the Hong Kong Offer Shares applied for, or any lesser number allocated to such underlying applicants on this application;
- undertake and confirm that the underlying applicant(s) and the person for whose benefit the underlying applicant(s) is/are applying has/have not applied for or taken up, or indicated an interest for, or received or been placed or allocated (including conditionally and/or provisionally), and will not apply for or take up, or indicate an interest for, any Offer Shares under the International Offering nor otherwise participate in the International Offering;
- understand that these declarations and representations will be relied upon by the Company and the Sole Global Coordinator in deciding whether or not to make any allotment of Hong Kong Offer Shares in response to this application, and that the underlying applicants may be prosecuted if they made a false declaration;
- authorise the Company to place the name(s) of the underlying applicant(s) on the register of members of the Company as the holder(s) of any Hong Kong Offer Shares to be allotted to them, and (subject to the terms and conditions set out in this Application Form and the Prospectus) to send any Share certificate(s) and/or refund cheque(s) and/or e-Refund payment instruction(s), (where applicable) by ordinary post at that underlying applicant’s own risk to the address stated on this Application Form in accordance with the procedures prescribed in this Application Form and in the Prospectus;
- request that any e-Refund payment instructions be despatched to the application payment account where the applicants had paid the application monies from a single bank account;
- request that any refund cheque(s) be made payable to the underlying applicant(s) who had used multiple bank accounts to pay the application monies and to send any such refund cheque(s) by ordinary post at that underlying applicant’s own risk to the address stated on the application in accordance with the procedures prescribed in this Application Form and in the Prospectus;
- confirm that each underlying applicant has read the terms and conditions and application procedures set out in this Application Form and in the Prospectus and agrees to be bound by them;
- represent, warrant and undertake that the allotment of or application for the Hong Kong Offer Shares to or by each underlying applicant or for whose benefit this application is made would not require the Company, the Sole Sponsor, the Sole Global Coordinator, the Joint Bookrunners, the Joint Lead Managers, the Underwriters, or their respective officers or advisers to comply with any requirements under any law or regulation (whether or not having the force of law) of any territory outside Hong Kong;
- agree that this application, any acceptance of it and the resulting contract, will be governed by and construed in accordance with the laws of Hong Kong; and
- agree that the Company, the Sole Sponsor, the Sole Global Coordinator, the Joint Bookrunners, the Joint Lead Managers, the Underwriters and their respective directors, advisors, agents and any other parties involved in the Global Offering are entitled to rely on any warranty, representation and declaration made by us or the underlying applicants.

吾等確認，吾等已(i)遵守《電子公開發售指引》及《證券銀行／股票經紀遞交白表eIPO申請的運作程序》以及與吾等就香港公開發售提供白表eIPO服務有關的所有適用法例及規則(不論屬法定或其他者)；及(ii)閱讀招股章程及本申請表格所載條款及條件以及申請程序，並同意受其約束。為代表與本申請有關的每名相關申請人作出申請，吾等：

- 按照招股章程及本申請表格的條款及條件，並在組織章程細則規限下，申請以下數目的香港發售股份；
- 夾附申請認購發售股份所需的全數款項(包括1.0%經紀佣金、0.005%聯交所交易費及0.0027%證監會交易費)；
- 確認相關申請人已承諾及同意接納所申請認購的香港發售股份，或該等相關申請人根據本申請獲分配的任何較少數目的香港發售股份；
- 承諾及確認相關申請人及其相關申請人為其利益而提出申請的人士並無申請或接納或表示有意認購或收取或獲配售或分配(包括有條件及／或暫定)，並將不會申請或接納或表示有意認購國際發售的任何發售股份，亦不會以其他方式參與國際發售；
- 明白本公司及獨家全球協調人將依賴此等聲明及陳述，以決定是否就本申請配發任何香港發售股份，及相關申請人如作出虛假聲明，可能會遭受檢控；
- 授權本公司將相關申請人的姓名／名稱列入本公司股東名冊內，作為任何將配發予相關申請人的香港發售股份的持有人，並(在符合本申請表格及招股章程所載條款及條件的情況下)根據本申請表格及招股章程所載程序按本申請表格上所示地址以普通郵遞方式寄發任何股票及／或任何退款支票及／或電子退款指示(如適用)，郵誤風險概由該相關申請人承擔；
- 倘申請人使用單一銀行賬戶支付申請股款，要求將任何電子退款指示發送至申請付款賬戶內；
- 要求任何以多個銀行賬戶繳交申請股款的申請人的退款支票以相關申請人為抬頭人，並根據本申請表格及招股章程所述程序將任何有關退款支票以普通郵遞方式寄發到申請所列的地址，郵誤風險概由相關申請人承擔；
- 確認各相關申請人已閱讀本申請表格及招股章程所載條款及條件以及申請程序，並同意受其約束；
- 聲明、保證及承諾向相關申請人或由相關申請人或為其利益而提出本申請的人士配發或申請認購香港發售股份，不會引致本公司、獨家保薦人、獨家全球協調人、聯席賬簿管理人、聯席牽頭經辦人、包銷商或彼等各自的高級職員或顧問須遵從香港以外任何地區的任何法律或規例(不論是否具法律效力)的任何規定；
- 同意本申請、任何對本申請的接納以及因而產生的合約，將受香港法例管轄及按其詮釋；及
- 同意本公司、獨家保薦人、獨家全球協調人、聯席賬簿管理人、聯席牽頭經辦人、包銷商及彼等各自的董事、顧問、代理及參與全球發售的任何其他人士有權依賴於吾等或相關申請人作出的任何保證、聲明或陳述。

Signature
簽名

Date
日期

Name of applicant
申請人姓名／名稱

Capacity
身份

We, on behalf of the underlying applicants, offer to purchase 吾等(代表相關申請人)要約購買

Total number of Shares
股份總數

Hong Kong Offer Shares on behalf of the underlying applicants whose details are contained in the read only CD-ROM submitted with this Application Form.
香港發售股份(代表相關申請人，其詳細資料載於連同本申請表格遞交的唯讀光碟)。

Total of
現夾附合共

check(s)
張支票

Check number(s)
支票號碼

are enclosed for
a total sum of
總金額為

HK\$

港元

Name of Bank
銀行名稱

Please use BLOCK letters 請用正楷填寫

Name of White Form eIPO Service Provider
白表eIPO服務供應商名稱

Chinese name
中文名稱

White Form eIPO Service Provider ID
白表eIPO服務供應商編號

Name of contact person
聯絡人姓名

Contact number
聯絡電話號碼

Fax number
傳真號碼

Address
地址

For Broker use 此欄供經紀填寫
Lodged by 申請由以下經紀遞交

Broker no.
經紀號碼

Broker’s chop
經紀印鑑

For Bank Use 此欄供銀行填寫

