

Zhenro Properties Group Limited  
正榮地產集團有限公司  
(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	: 1,000,000,000 Shares (subject to the Over-allotment Option)	全球發售的發售股份數目	: 1,000,000,000股股份(視乎超額配股權行使與否而定)
Number of Hong Kong Offer Shares	: 100,000,000 Shares (subject to reallocation)	香港發售股份數目	: 100,000,000股股份(可予重新分配)
Number of International Offer Shares	: 900,000,000 Shares (subject to reallocation and the Over-allotment Option)	國際發售股份數目	: 900,000,000股股份(可予重新分配及視乎超額配股權行使與否而定)
Maximum Offer Price	: HK\$4.08 per Share plus brokerage of 1%, 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)	最高發售價	: 每股股份4.08港元，另加1%經紀佣金、0.0027%證監會交易徵費及0.005%聯交所交易費(須於申請時以港元繳足，多繳款項可予退還)
Nominal value	: US\$0.00001 per Share	面值	: 每股股份0.00001美元
Stock code	: 6158	股份代號	: 6158

Please read carefully the prospectus of Zhenro Properties Group Limited (the "Company") dated December 28, 2017 (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"), the Securities and Futures Commission of Hong Kong (the "SFC") and the Registrar of Companies in Hong Kong 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.

A copy of this Application Form, together with a copy of each of the WHITE and YELLOW Application Forms, the Prospectus and the other documents specified in the section headed "Documents delivered to the Registrar of Companies and available for inspection" 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 Stock Exchange, the HKSCC, 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 "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.

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 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 unauthorised. Failure to comply with this directive may result in a violation of the U.S. Securities Act or the applicable laws of other jurisdictions.

To: Zhenro Properties Group Limited  
Sole Sponsor  
Sole Representative  
Joint Global Coordinators  
Joint Bookrunners  
Joint Lead Managers  
Hong Kong Underwriters

在填寫本申請表格前，請細閱正榮地產集團有限公司(「本公司」)於2017年12月28日刊發的招股章程(「招股章程」)及刊於本申請表格背面的指引。除非本申請表格另有定義，否則本申請表格所使用的詞語與招股章程所界定者具相同涵義。

香港交易及結算有限公司、香港聯合交易所有限公司(「聯交所」)、香港中央結算有限公司(「香港結算」)、香港證券及期貨事務監察委員會(「證監會」)及香港公司註冊處處長對本申請表格的內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不就因本申請表格全部或任何部分內容而產生或因依賴該等內容而引致的任何損失承擔任何責任。

本申請表格連同白色及黃色申請表格、招股章程及招股章程附錄六「送呈公司註冊處處長及備查文件」一節所列的其他文件，已遵照香港法例第32章《公司(清盤及雜項條文)條例》第342C條的規定，送呈香港公司註冊處處長登記。聯交所、香港結算、證監會及香港公司註冊處處長對任何此等文件的內容概不負責。

閣下敬請留意招股章程「如何申請香港發售股份」一節「個人資料」一段，當中載有本公司及其香港證券登記處有關個人資料及遵守《個人資料(私隱)條例》的政策及常規。

本申請表格或招股章程所載者概不構成出售要約或要約購買的游說，而在任何作出有關要約、游說或出售即屬違法的司法權區內，概不得出售任何發售股份。本申請表格及招股章程不得在美國境內或向美國直接或間接發售，而此項申請亦並非在美國境內發售的要約。發售股份並無亦將不會根據美國證券法或美國任何州證券法登記，且不得在美國境內發售、出售、抵押或轉讓，惟根據美國證券法及適用美國州證券法獲豁免登記規定或並非受該等登記規定規限的交易除外。發售股份依據美國證券法S規例以及進行發售及出售的司法權區適用法例於離岸交易中在美國境外提呈發售及出售。本公司證券將不且目前不擬於美國公開發售。

在任何根據當地法例不得發送、派發或複製本申請表格及招股章程的司法權區內概不得發送或派發或複製(不論方式，也不論全部或部分)本申請表格及招股章程。本申請表格及招股章程僅致予閣下本人。概不得發送或派發或複製本申請表格或招股章程的全部或部分。如未能遵守此項指令，可能違反美國證券法或該司法權區的適用法律。

致：正榮地產集團有限公司  
獨家保薦人  
獨家代表  
聯席全球協調人  
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% 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 Representative 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 agrees to be bound by them;
- represent, warrant and undertake that the allotment of Hong Kong Offer Shares to or by each underlying applicant as stated above is made would not require the Company, the Sole Representative, the Joint Global Coordinators, the Joint Bookrunners, the Underwriters, or their respective officers or agents to be registered under any law or regulation (whether or not outside Hong Kong);
- agree that this application, any acceptance of the Offer Shares, and the allotment of Offer Shares, shall be governed by and construed in accordance with the laws of Hong Kong;
- agree that the Company, the Sole Representative, the Joint Global Coordinators, the Joint Bookrunners, the Joint Lead Managers, their respective directors, advisors, agents and the Underwriters in connection with the Offering are entitled to rely on any warranties, representations, undertakings and confirmations made by the underlying applicants.

吾等確認，吾等已(一)遵守《電子公開發售指引》及透過銀行、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例(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，並在組織章程大綱及細則規限下，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%經紀佣金、0.005%聯交所交易費及0.0027%證監會交易徵費)；

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表格所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；

明白本公司及獨家代表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；

Signature 簽名	
Name of applicant 申請人姓名 名稱	

2 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
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3 Total of 現夾附合共	
are enclosed for a total sum of 總金額為	HK\$ 港元

4 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 經紀印章	

For Bank Use 此欄供銀行填寫
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## GUIDE TO COMPLETING THIS APPLICATION FORM

References to boxes below are to the numbered boxes on this Application Form.

### 1 Sign and date the Application Form in Box 1. Only a written signature will be accepted.

The name and the representative capacity of the signatory should also be stated.

To apply for Hong Kong Offer Shares using this Application Form, you must be named in the list of **White Form eIPO** Service Provider who may provide **White Form eIPO** services in relation to the Hong Kong Public Offering, which was released by the SFC.

### 2 Put in Box 2 (in figures) the total number of Hong Kong Offer Shares for which you wish to apply on behalf of the underlying applicants.

Applicant details of the underlying applicants on whose behalf you are applying must be contained in one data file in read-only CD-ROM format submitted together with this Application Form.

### 3 Complete your payment details in Box 3.

You must state in this box the number of cheque(s) you are enclosing together with this Application Form; and you must state on the reverse of each of those cheque(s) (i) your **White Form eIPO** Service Provider ID and (ii) the file number of the data file containing application details of the underlying applicant(s).

The dollar amount(s) stated in this box must be equal to the amount payable for the total number of Hong Kong Offer Shares applied for in Box 2. All cheque(s) and this Application Form together with a sealed envelope containing the CD-ROM, if any, must be placed in the envelope bearing your company chop. For payments by cheque, the cheque must:

- be in Hong Kong dollars;
- be drawn on a Hong Kong dollar bank account in Hong Kong;
- show your (or your nominee's) account name;
- be made payable to "BANK OF CHINA (HONG KONG) NOMINEES LIMITED – ZHENRO PROPERTIES GROUP PUBLIC OFFER";
- be crossed "Account Payee Only";
- not be post dated; and
- be signed by the authorised signatories of the **White Form eIPO** Service Provider.

Your application may be rejected if any of these requirements is not met or if the cheque is dishonoured on its first presentation.

It is your responsibility to ensure that details on the cheque(s) submitted correspond with the application details contained in the CD-ROM or data file submitted in respect of this application. The Company and the Sole Representative have full discretion to reject any applications in the case of discrepancies.

No receipt will be issued for sums paid on application.

### 4 Insert your details in Box 4 (using BLOCK letters).

You should write the name, Hong Kong identity card number and address of the **White Form eIPO** Service Provider in this box. You should also include the name and telephone number of the contact person at your place of business and where applicable, the Broker No. and Broker's Chop.

## Personal Data

### Personal Information Collection Statement

The main provisions of the Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong) (the "Ordinance") came into effect in Hong Kong on December 20, 1996. This Personal Information Collection Statement informs the applicant for and holder of the Shares of the policies and practices of the Company and the Hong Kong Share Registrar in relation to personal data and the Ordinance.

#### 1. Reasons for the collection of your personal data

From time to time it is necessary for applicants for securities or registered holders of securities to supply their latest correct personal data to the Company and/or the Hong Kong Share Registrar when applying for securities or transferring securities into or out of their names or in procuring the services of the Hong Kong Share Registrar.

Failure to supply the requested data may result in your application for securities being rejected or in delay or inability of the Company and/or the Hong Kong Share Registrar to effect transfers or otherwise render their services. It may also prevent or delay registration or transfer of the Hong Kong Offer Shares which you have successfully applied for and/or the despatch of Share certificate(s), and/or the despatch of the e-Refund payment instructions, and/or the despatch of refund cheque(s) to which you are entitled.

It is important that the applicants and the holders of securities inform the Company and the Hong Kong Share Registrar immediately of any inaccuracies in the personal data supplied.

#### 2. Purposes

The personal data of the applicants and the holders of securities may be used, held and/or stored (by whatever means) for the following purposes:

- processing of your application and e-Refund payment instructions/refund cheque, where applicable, and verification of compliance with the terms and application procedures set out in this Application Form and the Prospectus and announcing results of allocation of the Hong Kong Offer Shares;
- enabling compliance with all applicable laws and regulations in Hong Kong and elsewhere;
- registering new issues or transfers into or out of the names of holders of securities including, where applicable, in the name of HKSCC Nominees;
- maintaining or updating the registers of holders of securities of the Company;
- conducting or assisting to conduct signature verifications, any other verification or exchange of information;
- establishing benefit entitlements of holders of securities of the Company, such as dividends, rights issues and bonus issues, etc;
- distributing communications from the Company and its subsidiaries;
- compiling statistical information and Shareholder profiles;
- making disclosures as required by laws, rules or regulations;
- disclosing identities of successful applicants by way of press announcement(s) or otherwise;
- disclosing relevant information to facilitate claims on entitlements; and
- any other incidental or associated purposes relating to the above and/or to enable the Company and the Hong Kong Share Registrar to discharge their obligations to holders of securities and/or regulators and/or any other purpose to which the holders of securities may from time to time agree.

#### 3. Transfer of personal data

Personal data held by the Company and the Hong Kong Share Registrar relating to the applicants and the holders of securities will be kept confidential but the Company and the Hong Kong Share Registrar may, to the extent necessary for achieving the above purposes or any of them, make such enquiries as they consider necessary to confirm the accuracy of the personal data and in particular, they may disclose, obtain, transfer (whether within or outside Hong Kong) the personal data of the applicants and the holders of securities to, from or with any and all of the following persons and entities:

- the Company or its appointed agents such as financial advisers, receiving banker and overseas principal registrars;
- where applicants for securities request deposit into CCASS, to HKSCC and HKSCC Nominees, who will use the personal data for the purposes of operating CCASS;
- any agents, contractors or third-party service providers who offer administrative, telecommunications, computer, payment or other services to the Company and/or the Hong Kong Share Registrar in connection with the operation of their respective businesses;
- the Hong Kong Stock Exchange, the SFC and any other statutory regulatory or governmental bodies or otherwise as required by laws, rules or regulations; and
- any other persons or institutions with which the holders of securities have or propose to have dealings, such as their bankers, solicitors, accountants or stockbrokers, etc.

#### 4. Retention of personal data

The Company and the Hong Kong Share Registrar will keep the personal data of the applicants and holders of securities for as long as necessary to fulfil the purposes for which the personal data were collected. Personal data which is no longer required will be destroyed or dealt with in accordance with the Ordinance.

#### 5. Access and correction of personal data

The Ordinance provides the applicants and the holders of securities with rights to ascertain whether the Company or the Hong Kong Share Registrar hold their personal data, to obtain a copy of that data, and to correct any data that is inaccurate. In accordance with the Ordinance, the Company and the Hong Kong Share Registrar have the right to charge a reasonable fee for the processing of any data access request. All requests for access to data or correction of data or for information regarding policies and practices and the kinds of data held should be addressed to the Company at its registered office disclosed in the section headed "Corporate information" in the Prospectus or as notified from time to time in accordance with applicable law, for the attention of the company secretary of the Company or (as the case may be) the Hong Kong Share Registrar for the attention of the privacy compliance officer for the purposes of the Ordinance.

**By signing this Application form, you agree to all of the above.**

## 填寫本申請表格的指引

下文所述的號碼乃本申請表格中各欄的編號。

### 1 在申請表格欄1簽署及填上日期。僅接受親筆簽名。

簽署人的姓名 名稱及代表身份亦必須註明。

如要使用本申請表格申請香港發售股份，閣下必須為名列於證監會公佈的白表eIPO服務供應商名單內可以就香港公開發售提供白表eIPO服務的人士。

### 2 在欄2填上閣下欲代表相關申請人申請認購的香港發售股份總數(請填寫數字)。

閣下代其作出申請的相關申請人資料，必須載於連同本申請表格遞交的一個唯讀光碟格式資料檔案內。

### 3 在欄3填上閣下付款的詳細資料。

閣下必須在此欄註明閣下連同本申請表格夾附的支票數目；並在每張支票的背面註明(i)閣下的白表eIPO服務供應商編號及(ii)載有相關申請人申請詳細資料的資料檔案的檔案編號。

此欄所註明的金額必須與欄2所申請認購的香港發售股份總數應付的金額相同。所有支票及本申請表格，連同載有該唯讀光碟的密封信封(如有)必須放進蓋上閣下公司印章的信封內。如以支票繳付股款，該支票必須：

- 為港元支票；
- 以在香港開設的港元銀行賬戶開出；
- 顯示閣下(或閣下代名人)的賬戶名稱；
- 註明抬頭人為「中國銀行(香港)代理人有限公司 - 正榮地產集團公開發售」；
- 劃線註明「只准入抬頭人賬戶」；
- 不得為期票；及
- 由白表eIPO服務供應商的授權簽署人簽署。

倘未能符合任何此等規定或倘支票首次過戶不獲兌現，閣下的申請可遭拒絕受理。

閣下有責任確保所遞交的支票上的詳細資料與就本申請遞交的唯讀光碟或資料檔案所載的申請詳細資料相同。倘出現差異，本公司及獨家代表有絕對酌情權拒絕任何申請。

申請時繳付的金額將不會獲發收據。

### 4 在欄4填上閣下的詳細資料(用正楷填寫)。

閣下必須在此欄填上白表eIPO服務供應商的名稱、香港身份證號碼及地址。閣下亦必須填寫閣下營業地點的聯絡人士的姓名及電話號碼及(如適用)經紀號碼及加蓋經紀印章。

## 個人資料

### 個人資料收集聲明

香港法例第486章《個人資料(私隱)條例》(「《條例》」)中的主要條文於一九九六年十二月二十日在香港生效。此份個人資料收集聲明是向股份申請人及持有人說明本公司及香港證券登記處有關個人資料及《條例》的政策及常規。

#### 1. 收集閣下個人資料的原因

證券申請人或證券登記持有人申請證券或將證券轉往其名下，或將名下證券轉讓予他人，或要求香港證券登記處提供服務時，須不時向本公司及其香港證券登記處提供其最新的準確個人資料。

未能提供所要求的資料可能導致閣下的證券申請被拒絕或延遲，或本公司及其香港證券登記處無法落實轉讓或提供服務。此舉亦可能妨礙或延遲登記或轉讓閣下成功申請的香港發售股份及或寄發股票及或發送電子退款指示及或寄發閣下應得的退款支票。

證券申請人及持有人所匿 瞞資料祀濫迨衫。