

APPENDIX VIII

DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG AND AVAILABLE ON DISPLAY

DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG

The documents attached to a copy of this document and delivered to the Registrar of Companies in Hong Kong for registration were:

- (i) a copy of each of the material contracts referred to in the paragraph headed “Appendix VII — Statutory and General Information — Further Information about the Business of our Company — 1. Summary of Material Contracts”; and
- (ii) the written consents referred to in the paragraph headed “Appendix VII — Statutory and General Information — Other information — 6. Consents”.

DOCUMENTS AVAILABLE ON DISPLAY

Copies of the following documents will be available on display on the website of our Company at www.pridonfloor.com and on the website of the Hong Kong Stock Exchange at www.hkexnews.com up to and including the date which is 14 days from the date of this document:

- (a) the Articles of Association;
- (b) the accountants’ report prepared by Ernst & Young, the text of which is set out in Appendix I;
- (c) the audited consolidated financial statements of our Group for each of the years ended December 31, [2023, 2024 and 2025];
- (d) the report prepared by Ernst & Young on the unaudited [REDACTED] financial information of our Group, the text of which is set out in Appendix II;
- (e) the industry report issued by Frost & Sullivan referred to in the section headed “Industry Overview”;
- (f) valuations and valuation reports relating to the property interests of our Group prepared by Cushman & Wakefield Limited, the text of which is set out in Appendix III to this document;
- (g) the PRC legal opinion issued by DeHeng Law Offices, our PRC Legal Advisor, in respect of, among other things, the general matters and property interests of our Group under the PRC laws;
- (h) the material contracts referred to in the paragraph headed “Appendix VII — Statutory and General Information — Further Information about the Business of our Company — 1. Summary of Material Contracts”;
- (i) the service contracts and the letters of appointment referred to in the paragraph headed “Appendix VII — Statutory and General Information — Further Information about Our Directors and Substantial Shareholders — 3. Service Contracts”;

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- (j) the written consents referred to in the paragraph headed “Appendix VII — Statutory and General Information — Other Information — 6. Consents”; and
- (k) the PRC Company Law and Overseas Listing Trial Measures together with unofficial English translations thereof.