

APPENDIX VIII

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

DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES

The documents attached to a copy of this document and delivered to the Registrar of Companies in Hong Kong for registration were, amongst other documents, a copy of each of the written consents referred to in “F. Other Information — 7. Consents of Experts” in Appendix VII to this document, and a certified copy of each of the material contracts referred to in “B. Further Information about our Business — 1. Summary of Material Contracts” in Appendix VII to this document.

DOCUMENTS AVAILABLE ON DISPLAY

Copies of the following documents will be available on display on the websites of the Stock Exchange (www.hkexnews.hk) and our Company (www.prmeasure.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 from BDO Limited, the text of which is set out in Appendix I to this document;
- (c) the report from BDO Limited in relation to the unaudited [REDACTED] financial information of our Group, the text of which is set out in Appendix IIA to this document;
- (d) the audited consolidated financial statements of our Group for FY2023, FY2024 and FY2025;
- (e) the property valuation report prepared by Vincorn Consulting and Appraisal Limited, the text of which is set out in Appendix III to this document;
- (f) the industry report prepared by China Insights Industry Consultancy Limited;
- (g) the material contracts referred to in the paragraph headed “B. Further Information about Our Business — 1. Summary of Material Contracts” in Appendix VII to this document;
- (h) the written consents referred to in the paragraph headed “F. Other Information — 7. Consents of Experts” in Appendix VII to this document;
- (i) the legal opinion issued by Beijing DeHeng Law Offices as to the laws of the PRC, in respect of certain aspects of our Group in the PRC;

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- (j) the service contracts referred to in the paragraph headed “C. Further Information about Our Directors — 1. Particulars of Directors’ Contracts” in Appendix VII to this document; and
- (k) the PRC Company Law, the Trial Administrative Measures of Overseas Securities Offering and Listing by Domestic Companies, together with their unofficial English translations.