
APPENDIX VIII

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

1. DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES

The documents attached to the copy of this document delivered to the Registrar of Companies in Hong Kong for registration were, among other documents:

- (a) a copy of each of the material contracts referred to in the section headed “Statutory and General Information — 2. Further Information about Our Business — A. Summary of Our Material Contracts” in Appendix VII to this document; and
- (b) the written consents referred to under the paragraph headed “Statutory and General Information — 5. Other Information — H. Consents of experts” in Appendix VII to this document.

2. DOCUMENTS AVAILABLE ON DISPLAY

Copies of the following documents will be published on the website of the Stock Exchange at www.hkexnews.hk and our Company’s website at <https://www.adaspace.com/> up to and including the date which is 14 days from the date of this document:

- (a) the Articles of Association;
- (b) the Accountant’s Report from PricewaterhouseCoopers, the text of which is set out in Appendix I to this document;
- (c) the audited consolidated financial statements of our Group for the years ended December 31, 2023 and 2024 and 2025;
- (d) the report on the unaudited [REDACTED] financial information from PricewaterhouseCoopers, the text of which is set out in Appendix II to this document;
- (e) the property valuation report prepared by Jones Lang LaSalle Corporate Appraisal and Advisory Limited, the text of which is set out in Appendix III to this document;
- (f) the service contracts referred to in the paragraph headed “Statutory and General Information — 3. Further Information about our Directors — A. Particulars of Directors’ Contracts” in Appendix VII to this document;
- (g) a copy of each of the material contracts referred to in the section headed “Statutory and General Information — 2. Further Information about Our Business — A. Summary of Our Material Contracts” in Appendix VII to this document;

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- (h) the written consents referred to under the paragraph headed “Statutory and General Information — 5. Other Information — H. Consents of experts” in Appendix VII to this document;
- (i) the legal opinions issued by Haiwen & Partners, our PRC Legal Advisor, in respect of the general corporate matters and the property interests of our Group under PRC law;
- (j) the industry report issued by Frost & Sullivan (Beijing) Inc., Shanghai Branch Co., the summary of which is set forth in the section headed “Industry Overview” in this document; and
- (k) the PRC Company Law together with unofficial English translations.