

APPENDIX VIII DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG AND AVAILABLE 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

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

DOCUMENTS AVAILABLE ON DISPLAY

Copies of the following documents will be available on display on the website of the Stock Exchange at **www.hkexnews.hk** and our website at **www.jcnico.com** during a period of 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 to this document;
- (c) the audited consolidated financial statements of our Group for the three years ended December 31, 2025;
- (d) the report received from Ernst & Young on the unaudited [REDACTED] financial information of our Group, the text of which is set out in Appendix II to this document;
- (e) the industry report prepared by China Insights Consultancy referred to in “Industry Overview” in this document;
- (f) the property valuation report prepared by Colliers Appraisal and Advisory Services (Shanghai) Co., Ltd. the text of which is set out in Appendix VI in this document;
- (g) the PRC legal opinions issued by Commerce & Finance Law Offices, our legal advisors on PRC law, 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 “Appendix VII — Statutory and General Information — Further Information about the Business of the Company — 1. Summary of Material Contracts” in this document;
- (i) the service contracts referred to in “Appendix VII — Statutory and General Information — Further Information about Our Directors and Substantial Shareholders — 3. Service Contracts” in this document;

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- (j) the written consents referred to in “Appendix VII — Statutory and General Information — Other Information — 6. Consents of Experts” in this document; and
- (k) the PRC Company Law, the Securities Law of the PRC and the Trial Administrative Measures for Overseas Securities Offering and Listing by Domestic Companies together with unofficial English translations thereof.