

APPENDIX VIII

DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES AND AVAILABLE ON DISPLAY

DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG

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

- (a) the written consents referred to in “Statutory and General Information — (D) Other Information — Consents of Experts” in Appendix VII to this document; and
- (b) a copy of the material contracts referred to in “Statutory and General Information — (B) Further Information about our Business — 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 website of the Stock Exchange at www.hkexnews.hk and our website at <https://www.qingmings.com/> during a period of 14 days from the date of this document:

- (a) the Articles of Association;
- (b) the Accountants’ Report and the report on the unaudited [REDACTED] financial information of our Group prepared by Deloitte, the texts of which are set out in “Accountants’ Report” in Appendix I to this document and “Unaudited [REDACTED] Financial Information” in Appendix II to this document, respectively;
- (c) the audited consolidated financial statements of our Company for each of the years ended 31 December 2023, 2024 and 2025;
- (d) the material contracts referred to in “Statutory and General Information — (B) Further Information about our Business — Summary of Material Contracts” in Appendix VII to this document;
- (e) the service contracts and the letters of appointment referred to in “Statutory and General Information — (C) Further information about our Directors, Chief Executive and Substantial Shareholders of our Company — Service Contracts” in Appendix VII to this document;
- (f) the industry report issued by China Insights Consultancy, a summary of which is set forth in “Industry Overview” in this document;
- (g) the PRC legal opinions issued by Zhong Lun Law Firm, our PRC Legal Advisers on PRC law, in respect of certain general corporate matters and property interests in the PRC of our Group;
- (h) the property valuation report prepared by Hong Kong Appraisal Advisory Limited, the text of which are set out in “Appendix VI — Property Valuation Report” to this document;

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- (i) the PRC Company Law, the PRC Securities Law and the Trial Administrative Measures for Overseas Securities Offering and Listing by Domestic Companies, together with their unofficial English translation; and
- (j) the written consents referred to in “Statutory and General Information — (D) Other information — Consent of experts” in Appendix VII to this document.