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) copies of [REDACTED];

(b) the written consents referred to under "Other Information — 22. Consents Of Experts" in Appendix V to this document; and

(c) copies of the material contracts referred to in "Further Information about Our Business — 8. Summary Of Material Contracts" in Appendix V to this document.

DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents will be available for inspection at the office of Howse Williams at 27th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong during normal business hours up to and including the date which is 14 days from the date of this document:

(a) our Memorandum and the Articles of Association;

(b) the Accountant's Report and the report on the unaudited pro forma financial information of our Group from PricewaterhouseCoopers, the texts of which are set out in Appendices I and II to this document;

(c) the audited combined financial statements of our Group for the years ended 31 December 2018, 2019 and 2020;

(d) the property valuation report prepared by Cushman & Wakefield Limited, the property valuer, as set out in Appendix III to this document;

(e) the letter of advice prepared by Conyers Dill & Pearman, our legal adviser on Cayman Islands law, in relation to certain aspects of the Cayman Islands company law referred to in Appendix IV to this document;

(f) the legal opinions prepared by Jingtian & Gongcheng, our PRC Legal Adviser, in relation to certain aspects of our Group and our property interests in the PRC and the summary of PRC laws and regulations relation to our business set out in this document;

(g) the Companies Act;

(h) the industry report prepared by F&S;

(i) the written consents referred to in "Other Information — 22. Consents Of Experts" in Appendix V to this document;

(j) the material contracts referred to in "Further Information about Our Business — 8. Summary of Material Contracts" in Appendix V to this document; and

(k) the service contracts and the letters of appointment with our Directors referred to in "Further Information About Our Directors and Substantial Shareholders — 11. Directors — (a) Particulars of Directors' Service Contracts" in Appendix V to this document.