

## APPENDIX VIII DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES 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) a copy of the [REDACTED]; (ii) a copy of each of the material contracts referred to in the paragraph headed “B. Further Information about the Business of our Company — 1. Summary of Material Contracts” in Appendix VII to this document; and (iii) the written consents issued by each of the experts and referred to in paragraph headed “D. Other information — 8. Qualifications of Experts” 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](http://www.hkexnews.hk) and our website at [www.luzhubiotech.com](http://www.luzhubiotech.com) during a period of 14 days from the date of this document:

- (a) the Articles of Association;
- (b) the Accountants’ Report prepared by Deloitte Touche Tohmatsu, the text of which is set out in Appendix I to this document;
- (c) the audited consolidated financial statements of our Group for the two years ended December 31, 2021 and 2022;
- (d) the report received from Deloitte Touche Tohmatsu on the unaudited [REDACTED] financial information of our Group, the text of which is set out in Appendix II to this document;
- (e) the letter, summary of values and valuation report relating to our property interests prepared by Savills Valuation and Professional Services (China) Limited, the text of which is set out in Appendix III to this document;
- (f) the industry report prepared by Frost & Sullivan (Beijing) Inc., Shanghai Branch Co.;
- (g) the PRC legal opinions issued by Commerce & Finance Law Offices, our legal advisors as to PRC law, in respect of certain aspects and the property interests of our Group;
- (h) the material contracts referred to in the paragraph headed “B. Further Information about the Business of our Company — 1. Summary of Material Contract” in Appendix VII to this document;
- (i) the service agreements and letters of appointment referred to in “C. Further Information about Directors and Substantial Shareholders — 2. Particulars of Directors’ and Supervisors’ Service Contracts” in Appendix VII to this document;
- (j) the written consents referred to in the paragraph headed “D. Other Information — 9. Consents of Experts” in Appendix VII to this document; and
- (k) the PRC Company Law, the Special Regulations of the State Council on the Overseas Offering and Listing of Shares by Joint Stock Limited Companies and the Mandatory Provisions for Articles of Association of Companies to be Listed Overseas together with unofficial English translations thereof.