

APPENDIX VIII

DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG 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:

- (i) the written consents referred to under the paragraph headed “Statutory and General Information — E. Other Information — 8. Consents of Experts” in Appendix VII to this document; and
- (ii) copies of the material contracts referred to in the paragraph headed “Statutory and General Information — B. Further Information about our Business — 1. 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 www.ubtrobot.com during a period of 14 days from the date of this document:

- (i) the Articles of Association;
- (ii) the Accountant’s Report from PricewaterhouseCoopers, the text of which is set out in Appendix I to this document;
- (iii) the audited consolidated financial statements of our Group for FY2020 and FY2021 and FY2022 and the six months ended June 30, 2023;
- (iv) the report on the unaudited [REDACTED] financial information from PricewaterhouseCoopers, the text of which is set out in Appendix II to this document;
- (v) the letter, summary of valuation and valuation certificates relating to the property interests of our Group prepared by International Valuation Limited, the texts or extracts of which are set out in “Appendix III — Property Valuation Report”;
- (vi) the PRC legal opinions issued by King & Wood Mallesons, our PRC Legal Adviser;
- (vii) the PRC Company Law, the Securities Law together with their unofficial translation;
- (viii) the written consents referred to under the paragraph headed “Statutory and General Information — E. Other Information — 8. Consents of Experts” in Appendix VII to this document;
- (ix) the material contracts referred to in “Statutory and General Information — B. Further Information about our Business — 1. Summary of Material Contracts” in Appendix VII to this document;
- (x) the service contracts referred to in “Statutory and General Information — C. Further Information about our Directors, Supervisors and Senior Management — 1. Particulars of the Service Contracts” in Appendix VII to this document;
- (xi) the Industry Report, the summary of which is set forth in the section headed “Industry Overview” in this document; and
- (xii) the legal memorandum issued by Ashurst Hong Kong, our legal advisers as to International Sanctions laws in connection with the [REDACTED].