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## APPENDIX VIII

## DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES AND AVAILABLE ON DISPLAY

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### DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG

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

- (a) the written consents referred to in “Appendix VII — Statutory and General Information — E. Other Information — 8. Consent of Experts”; and
- (b) a copy of each of the material contracts referred to in “Appendix VII — Statutory and General Information — B. Further Information about Our Business — 1. Summary of Material Contracts”.

### DOCUMENTS AVAILABLE ON DISPLAY

Copies of the following documents will be published on the Stock Exchange’s website at [www.hkexnews.hk](http://www.hkexnews.hk) and our Company’s website at <http://www.mokingran.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 Company for the three years ended December 31, 2021, 2022 and 2023 and the six months ended June 30, 2024;
- (d) the report on unaudited [REDACTED] financial information of our Group prepared by Deloitte Touche Tohmatsu, the text of which is set out in Appendix II to this document;
- (e) the property valuation report prepared by Cushman & Wakefield Limited, the text of which is set out in Appendix III to this document;
- (f) the legal opinions issued by Jia Yuan Law Offices, our PRC Legal Advisor, in respect of the general matters and property interests of our Group;
- (g) the industry report prepared by Frost & Sullivan (Beijing) Inc., Shanghai Branch Co., the summary of which is set forth in “Industry Overview” in this document;
- (h) a copy of each of the PRC Company Law, the PRC Securities Law, the Trial Administrative Measures for Overseas Securities Offering and Listing by Domestic Companies (《境內企業境外發行證券和上市管理試行辦法》), together with their unofficial English translations;
- (i) the material contracts referred to in “Appendix VII — Statutory and General Information — B. Further Information about Our Business — 1. Summary of Material Contracts”;
- (j) the written consents referred to in “Appendix VII — Statutory and General Information — E. Other Information — 8. Consent of Experts”; and

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- (k) the service contracts and the letters of appointment referred to in “Appendix VII — Statutory and General Information — C. Further Information about Our Directors, Supervisors and Substantial Shareholders — 1. Directors, Supervisors and Chief Executive — (ii) Particulars of service agreements and appointment letters”.