

---

**APPENDIX VII DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES  
IN HONG KONG AND AVAILABLE FOR INSPECTION**

---

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

The documents attached to the copy of this prospectus delivered to the Registrar of Companies in Hong Kong for registration were, amongst other documents, copies of the Application Forms, the written consents referred to in the paragraph headed “Other information — 20. Consents of experts” in Appendix VI to this prospectus and the material contracts referred to in the paragraph headed “Further information about the business of our Company — 7. Summary of material contracts” in Appendix VI to this prospectus.

**DOCUMENTS AVAILABLE FOR INSPECTION**

Copies of the following documents will be available for inspection at the office of our Company’s Hong Kong legal advisers, Chiu & Partners of 40th Floor, Jardine House, 1 Connaught Place, Central, Hong Kong, from 9:00 a.m. to 6:00 p.m. on Monday to Friday which is not a public holiday from the date of this prospectus up to and including the date which is 14 days from the date of this prospectus:

- (1) the Memorandum of Association and the Articles of Association;
- (2) the Accountant’s Report from PricewaterhouseCoopers, in respect of the historical financial information of our Group for the three years ended 31 December 2019 and the ten months ended 31 October 2020, the text of which is set out in Appendix I to this prospectus;
- (3) the audited consolidated financial statements of our Group for the three years ended 31 December 2019 and the ten months ended 31 October 2020;
- (4) the report on unaudited pro forma financial information of our Group from PricewaterhouseCoopers, the text of which is set out in Appendix II to this prospectus;
- (5) the summary of the property valuation report prepared by Grant Sherman Appraisal Limited, the text of which is set out in Appendix IV to this prospectus;
- (6) the Cayman Companies Act;
- (7) the letter of advice prepared by Conyers Dill & Pearman, summarising certain aspects of Cayman Islands company law referred to in Appendix V to this prospectus;
- (8) the legal opinion prepared by our PRC Legal Advisers in respect of the business operations of our Group in the PRC and properties of our Group located in the PRC;
- (9) the material contracts referred to in the paragraph headed “Further information about the business of our Company — 7. Summary of material contracts” in Appendix VI to this prospectus;

---

**APPENDIX VII    DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES  
IN HONG KONG AND AVAILABLE FOR INSPECTION**

---

- (10) the service contracts referred to in the paragraph headed “Further information about Directors, substantial shareholders and experts — 10. Directors” in Appendix VI to this prospectus;
- (11) the industry report prepared by Frost & Sullivan; and
- (12) the written consents referred to in the paragraph headed “Other information — 20. Consents of experts” in Appendix VI to this prospectus.