DESUN 德商产投服务
创 造 美 好 福 流 生 活

Desun Real Estate Investment Services Group Co., Ltd.
德商產投服務集團有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 2270)

SUPPLEMENTAL AGREEMENTS TO THE YUJING LEASE AGREEMENTS

References are made to the announcements of the Company dated 4 November 2022 and 5 September 2023 (the "**Announcements**") and the circular of the Company dated 3 March 2023 (the "**Circular**") in relation to, among other things, the lease agreements respectively entered into on 4 November 2022 (as amended and supplemented by the relevant supplemental lease agreements dated 4 January 2023) (the "**Yujing Lease Agreement I**", the "**Yujing Lease Agreement II**" and the "**Yujing Lease Agreement III**", collectively, the "**Yujing Lease Agreements**") with respect to the lease of certain properties located at Building 6, No. 158, Guandong 3rd Street, Shuangliu District, Chengdu, the PRC. Unless otherwise specified, terms used in this announcement shall have the same meanings as those defined in the Circular.

According to the Yujing Lease Agreements, if the tenant (namely, Desun Yuanhong, Desun Yongrun or Dehenghong, collectively, the "**Tenant(s)**") wishes to renew the term of the lease, it shall apply to Desun Gaoxin (being the landlord under the respective Yujing Lease Agreements) six months prior to the expiration of the Yujing Lease Agreement I, the Yujing Lease Agreement II and the Yujing Lease Agreement III, respectively. Each Tenant shall pay guarantee money (approximately RMB0.5 million for Desun Yuanhong and Desun Yongrun and approximately RMB0.4 million for Dehenghong) to Desun Gaoxin, which shall be returned to the Tenants upon the lease expiration only if no outstanding payments are owed by the Tenants to Desun Gaoxin. However, if the Yujing Lease Agreement I, the Yujing Lease Agreement II and the Yujing Lease Agreement III is terminated due to the Tenant's default, the guarantee money will be forfeited.

On 30 April 2025, Desun Yuanhong, Desun Yongrun and Dehenghong entered into the respective supplemental lease agreement with Desun Gaoxin (each, the "**Supplemental Agreement I**", the "**Supplemental Agreement II**" and the "**Supplemental Agreement III**", together the "**Supplemental Agreements**"), pursuant to which, the renewal notification period is extended from six months to twelve months before the expiration of the Yujing Lease Agreement I, the Yujing Lease Agreement II and the Yujing Lease Agreement III, respectively. Furthermore, the Supplemental Agreements provide that, in the event of Desun Gaoxin transfers the Yujing Leased Premises to a third party during the lease term, the Tenants shall comply with the third party's relevant management policies regarding lease renewal at that time, and the guarantee money shall be refunded to the Tenants upon the lease expiration. However, if the lease is terminated due to the Tenant's default, the guarantee money will be forfeited and may not be applied to offset any outstanding payments contemplated under the respective Yujing Lease Agreements.

Save for the aforesaid changes under the Supplemental Agreements, all other material terms set forth in the Yujing Lease Agreements as disclosed in the Announcements and the Circular shall remain unchanged and in continuous effect. The Company considers that the terms of the Supplemental Agreements, which were entered into in the ordinary and usual course of business of the Group after arm's length negotiations and agreed upon between Desun Gaoxin and the Tenants, are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

By order of the Board
Desun Real Estate Investment Services Group Co., Ltd.
Zhang Zhicheng
Chairman, Chief Executive Officer and Executive Director

Hong Kong, 30 April 2025

As at the date of this announcement, the executive Directors are Mr. Zhang Zhicheng, Ms. Wan Hong, Mr. Liu Jun, Mr. Shao Jiazhen and Ms. Zhu Na, the non-executive Director is Mr. Zou Kang, and the independent non-executive Directors are Mr. Fang Liqiang, Mr. Chen Di and Mr. Yan Hong.