# 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)**

## VOLUNTARY ANNOUNCEMENT
## ESTABLISHMENT OF A JOINT VENTURE

This announcement is made by Desun Real Estate Investment Services Group Co., Ltd. (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis to provide shareholders (the "**Shareholders**") and potential investors of the Company with the latest business developments of the Group.

### ESTABLISHMENT OF A JOINT VENTURE AND THE JOINT VENTURE AGREEMENT

The board (the "**Board**") of directors (the "**Director(s)**") of the Company is pleased to announce that on 5 August 2025, Chengdu Desun Fengzhi Technology Co., Ltd.* (成都德商風知科技有限公司) ("**Desun Fengzhi**"), an indirect wholly-owned subsidiary of the Company, entered into a joint venture agreement (the "**Joint Venture Agreement**") with Guangzhou Fanghua Real Estate Management Co., Ltd.* (廣州方華房產經營管理有限公司) ("**Guangzhou Fanghua**"), in relation to, among other things, the establishment of a joint venture (the "**Joint Venture**"). The Joint Venture will primarily engage in businesses related to the distressed assets sector. At the time of its establishment, the Joint Venture's registered capital will be RMB1 million, which will be held as to 65% by Desun Fengzhi and 35% by Guangzhou Fanghua, respectively. Desun Fengzhi and Guangzhou Fanghua will establish the Joint Venture as soon as practicable.

## INFORMATION OF THE PARTIES

### Desun Fengzhi

Desun Fengzhi is a company established in the People's Republic of China ("**PRC**") with limited liability, and is an indirect wholly-owned subsidiary of the Company as at the date of this announcement. Desun Fengzhi is mainly engaged in information consultancy service and technology consultancy service.

### Guangzhou Fanghua

Guangzhou Fanghua is a company established in the PRC with limited liability, with professional expertise in the field of distressed assets and extensive resource acquisition capabilities. Guangzhou Fanghua is held as to 70% by Guangzhou Jiahua Investment Advisory Partnership (Limited Partnership)* (廣州嘉樺投資顧問合夥企業(有限合夥)) and 30% by Guangzhou Fanghua Investment Consulting Co., Ltd.* (廣州方樺投資諮詢有限公司). As at the date of this announcement, Guangzhou Fanghua and its ultimate beneficial owner(s) are third parties independent of the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")).

## REASONS FOR AND BENEFITS OF ESTABLISHING THE JOINT VENTURE

Through the establishment of the Joint Venture, Desun Fengzhi and Guangzhou Fanghua will jointly explore market opportunities in the distressed assets and other related sectors, and actively participate in promising distressed asset projects. This cooperation aligns with both parties' strategic development directions, helping to enhance their market competitiveness, expanding business scale and achieving the commercial objectives of mutual benefit and win-win outcomes. In summary, the Company is of the view that the terms of the Joint Venture Agreement and the transactions contemplated thereunder are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

## LISTING RULES IMPLICATIONS

As each of the applicable percentage ratios in respect of the transactions contemplated under the Joint Venture Agreement is below 5%, the entering into of the Joint Venture Agreement does not constitute a notifiable transaction of the Company under Chapter 14 of the Listing Rules, and this announcement is made by the Company on a voluntary basis for the information of the Shareholders and potential investors of the Company.

**Shareholders and potential investors of the Company are reminded to exercise caution when dealing in the shares of the Company.**

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

Hong Kong, 5 August 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.*

* *For identification purpose only*