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)

PAYMENT OF THE BIDDING DEPOSIT

PAYMENT OF THE BIDDING DEPOSIT

The Company is pleased to announce that, Green Real Estate, an indirect wholly-owned subsidiary of the Company, intends to participate in the auction for the state-owned construction land-use right in Chengdu (the "**Project**"). On 25 August 2025, Green Real Estate paid the Bidding Deposit of RMB43.30 million, which was the required amount for participating in the Project.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio (as defined under the Listing Rules) in respect of the payment of the Bidding Deposit exceeds 5% but is less than 25%, the payment of the Bidding Deposit constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

PAYMENT OF THE BIDDING DEPOSIT

The Company is pleased to announce that, Green Real Estate, an indirect wholly-owned subsidiary of the Company, intends to participate in the Project. On 25 August 2025, Green Real Estate paid the Bidding Deposit of RMB43.30 million, which was the required amount for participating in the Project. The amount of such Bidding Deposit is stipulated in the Announcement on the Auction for Stated-owned Construction Land-Use Rights in Chengdu (Chengdu Gongzi Tupai Gao [2025] No. 37) (成都市拍賣出讓國有建設用地使用權公告(成公資土拍告(2025)37號)) (the "**Relevant Announcement**") issued by Chengdu Public Resources Trading Service Center.

According to the Relevant Announcement, the interested bidders applying for participation in the Project shall provide a Bid Funding Source Commitment Letter (《競買資金來源承諾書》) and a Review Report on the Funding Source of Bidding Deposit (《關於競買保證金資金來源情況的審查報告》), and shall pay the full amount of the bidding deposit corresponding to the land parcels they are bidding for. The Bidding Deposit paid by Green Real Estate for bidding on the Subject Land Parcels is RMB43.30 million.

If an interested bidder is not selected as the successful bidder, Chengdu Public Resources Trading Service Center will complete the bidding deposit refund verification process within one business day from the date of issuance of the corresponding result notice. For the successful bidder, the paid bidding deposit shall be converted into the land price (without interest).

The funds paid by interested bidders for participating in the Project shall be their compliant self-owned funds. In case the fund source is verified to be non-compliant with the requirements after review, the paid bidding deposit will not be refunded.

The Bidding Deposit paid by Green Real Estate was financed by the internal resources of the Group and shall be paid directly to the designated account of Chengdu Public Resources Trading Service Center.

As at the date of this announcement, the Group has not entered into any transaction agreements in respect of the Group's application and participation in the Project. The Group will comply with the relevant approval and disclosure requirements under the Listing Rules for any subsequent developments.

REASONS FOR AND BENEFITS OF PAYMENT OF THE BIDDING DEPOSIT

The Group is an integrated property management services and commercial operational services provider, providing property management services and commercial operational services for mid- to high-end residential properties and commercial properties. The Group has accumulated profound experience in downstream segments such as asset operation and customer service. The participation in the Project is rooted in the Group's core positioning as a "Urban Asset Service Provider", and represents a strategic expansion into upstream sectors of the industrial chain, such move of which is intended to establish an integrated, closed-loop business model, strengthening operational scale and risk resilience through synergistic effects of upstream and downstream operations.

On 6 August 2025, Chengdu Public Resources Trading Service Center issued the Relevant Announcement. In accordance with the Land Administration Law (《土地管理法》), the Law on Administration of Urban Real Estate (《城市房地產管理法》), Order No. 39 of the Ministry of Land and Resources (國土資源部39號令) and the Assignment Plan for State-owned Construction Land-Use Rights (《國有建設用地使用權出讓方案》), Chengdu Public Resources Trading Service Center, entrusted by the assignor, organized the auction for the assignment of the use rights for three parcels of state-owned construction land. There are a total of three parcels of land offered for auction. The Group intends to participate in the auction for the Subject Land Parcels, which is the Class II urban residential land located in Xipu Street, Pidu District, with the boundaries of east to the planned 25-meter-wide road, west to the planned 16-meter-wide road, south to the commercial service facility land and Class II urban residential land, and north to the planned 25-meter-wide road. The net land area of the Subject Land Parcels is 12,707.84 sq.m., with an auction starting price of RMB6,800 per sq.m. Paying the Bidding Deposit is a condition precedent to completing an application for the Project.

The Directors (including the independent non-executive Directors) consider that, although the payment of the Bidding Deposit is not made in the ordinary and usual course of business of the Group, the terms thereof are fair and reasonable, on normal commercial terms or better and in the interests of the Company and the Shareholders as a whole.

INFORMATION ON THE PARTIES TO THE TRANSACTION

Green Real Estate

Green Real Estate is a company established in the PRC with limited liability. As at the date of this announcement, Green Real Estate is an indirect wholly-owned subsidiary of the Company, which is primarily engaged in the business of construction project management.

The Assignor of the Subject Land Parcels

The Assignor of the Subject Land Parcels is Chengdu Municipal Pidu District Bureau of Planning and Natural Resources (成都市郫都區規劃和自然資源局). To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Assignor of the Subject Land Parcels and its ultimate beneficial owners are Independent Third Parties.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio (as defined under the Listing Rules) in respect of the payment of the Bidding Deposit exceeds 5% but is less than 25%, the payment of the Bidding Deposit constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

None of the Directors has any material interest and is required to abstain from voting on the Board resolution approving the payment of the Bidding Deposit.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the meanings as set out below.

"Assignor of the Subject Land Parcels"	Chengdu Municipal Pidu District Bureau of Planning and Natural Resources (成都市郫都區規劃和自然資源局)
"Bidding Deposit"	the deposit in the amount of RMB43.30 million corresponding to the Subject Land Parcels
"Board"	the board of Directors
"Company"	Desun Real Estate Investment Services Group Co., Ltd. (德商產投服務集團有限公司) (formerly known as Desun Real Estate Investment Services Limited), an exempted company incorporated in the Cayman Islands with limited liability on 10 December 2020
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Green Real Estate"	Sichuan Desun Smart Green Real Estate Co., Ltd.* (四川德商智慧綠色置業有限公司)
"Group"	the Company and its subsidiaries
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	third party(ies) independent of and not connected with the Company and connected person(s) of the Company
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
"normal commercial terms or better"	has the meaning ascribed to it under the Listing Rules
"PRC"	the People's Republic of China, and for the purpose of this announcement, excluding Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
"RMB"	Renminbi, the lawful currency of the PRC

"Share(s)"	ordinary share(s) of US$0.0001 each in the share capital of the Company
"Shareholder(s)"	the holder(s) of the Share(s)
"sq.m."	square meters
"Subject Land Parcels"	the parcels of land (Land Parcel No.: PD2025–10 (Plot X12–1)) for which the Company intends to participate in the auction
"%"	per cent

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

Hong Kong, 25 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*