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)

UPDATES ON THE YUJING LEASE AGREEMENTS

References are made to the announcements of the Company dated 4 November 2022, 5 September 2023 and 30 April 2025 (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 and supplemental lease agreements dated 30 April 2025) (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.

On 29 September 2025, the Company was informed that Desun Gaoxin has transferred (the "**Transfer**") the Yujing Leased Premises to Chengdu Tianfu Industrial City Investment and Operation Co., Ltd.* (成都天府產城投資運營有限公司) ("**Chengdu Tianfu**"). As a result, the landlord for the Yujing Leased Premises was changed to Chengdu Tianfu, and the rent payable by the Group under the respective Yujing Leased Agreements shall be paid directly to Chengdu Tianfu. As at the date of this announcement, Chengdu Tianfu is owned as to 75% and 25% by Chengdu Industry Investment Co., Ltd.* (成都產業投資集團有限公司) ("**Chengdu Industry Investment**") and Chengdu Industrial Functional Zone Investment and Operation Group Co., Ltd.* (成都產業功能區投資運營集團有限公司) ("**Chengdu Industrial Functional Zone**"), respectively. Chengdu Industrial Functional Zone is wholly owned by Chengdu Industry Investment. Chengdu Industry Investment is owned as to 90% and 10% by Chengdu State-owned Assets Supervision and Administration Commission and the Department of Finance of Sichuan Province, respectively. To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, Chengdu Tianfu and its ultimate beneficial owners are Independent Third Parties.

There were no separate arrangements been made between Chengdu Tianfu and the Group. No changes were made to the terms of the Yujing Lease Agreements as a result of the Transfer, and the Yujing Lease Agreements will continue to be performed in accordance with their respective terms and conditions.

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

Hong Kong, 29 September 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*