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
INVEST IN GOING SECURITIES

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.

The board (the "**Board**") of directors (the "**Director(s)**") of the Company hereby announces that Desun Property Service Limited ("**Desun Property**"), a wholly-owned subsidiary of the Company, has entered into an equity transfer agreement (the "**Equity Transfer Agreement**") with Going Securities Holding Limited ("**Going Securities Holding**"), pursuant to which Desun Property agreed to purchase 15% equity interest in Going Securities (HK) Limited ("**Going Securities (HK)**") and has completed payment. Going Securities (HK) holds 100% equity interest in Going Securities Limited ("**Going Securities**"). Through this transaction, Desun Property will indirectly hold 15% equity interest in Going Securities. As at the date of this announcement, Going Securities Holding and its ultimate beneficial owners are third parties independent from the Company and the connected persons of the Company (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")). As each applicable percentage ratio in respect of the transaction contemplated under the Equity Transfer Agreement is below 5%, the entering into of the Equity Transfer Agreement does not constitute a notifiable transaction of the Company under Chapter 14 of the Listing Rules.

Going Securities is a licensed corporation recognized by the Securities and Futures Commission of Hong Kong (CE Number: BPS863), holding licenses for Type 1, Type 2, Type 4, Type 5 and Type 9 regulated activities, and also serves as the Vice President Unit of "Hong Kong Web3.0 Standardization Association" (香港Web3.0標準化協會) (an association bringing together numerous leading institutions within the industry). Going

Securities possesses the relevant regulatory licences, market resources and industrial shareholder background, with prominent strengths in compliance qualifications and resource integration.

This strategic investment represents a critical step for the Group as an urban asset service provider to embrace digital fintech and drive business transformation and upgrading. It also represents a significant milestone for the Group in capitalizing on the development trends of digital finance and exploring business diversification. Through this investment, the Company is well-positioned to deeply integrate its existing traditional business strengths in commercial management and non-performing asset disposal with digital financial technologies, thereby pioneering new avenues for business growth. This initiative aligns with the Group's strategic objectives of pursuing new growth momentum and diversifying its profit models.

The Company may continuously increase investments in light of its business development. Any subsequent development will be duly disclosed in compliance with the Listing Rules.

Shareholders and potential investors of the Company should be aware that exploring new business areas may encounter uncertainties such as market competition, regulatory policy changes and technological innovation. The Group will actively manage relevant risks and prudently advance business development. 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, 3 October 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.