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)

CONNECTED TRANSACTIONS IN RELATION TO RETURN OF THE PARKING SPACES

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On 21 October 2025 (after trading hours), Chengdu Desun, a wholly-owned subsidiary of the Company, entered into the Termination Agreements with the Relevant Debtors and the Parking Space Vendors, pursuant to which, Chengdu Desun agreed to return 652 parking spaces to the Parking Space Vendors and the Relevant Debtors agreed to make a payment in an aggregate amount of RMB22.52 million to Chengdu Desun.

LISTING RULES IMPLICATIONS

As at the date of this announcement, Mr. Zou Kang is a controlling shareholder and the non-executive Director and is therefore a connected person of the Company. Yong Hong Real Estate, Rong He Real Estate, Gao Xin Real Estate, Dekunda Real Estate, De Qian Real Estate and Bo Lang Real Estate are ultimately controlled by Mr. Zou Kang, and hence are all connected persons of the Company. The Termination Agreements and the transactions contemplated thereunder constitute the connected transactions of the Company under Chapter 14A of the Listing Rules.

As the highest applicable percentage ratio (as defined under the Listing Rules) in respect of the Termination Agreements and the transactions contemplated thereunder exceeds 0.1% but is less than 5%, the Termination Agreements and the transactions contemplated thereunder are subject to the reporting and announcement requirements but are exempt from the circular (including advice of independent financial adviser) and the independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

CONNECTED TRANSACTIONS IN RELATION TO RETURN OF THE PARKING SPACES

References are made to the announcement of the Company dated 26 December 2023 and the circular of the Company dated 31 January 2024, in relation to the debts settlement agreements (the "**Debts Settlement Agreements**") entered into by Chengdu Desun and certain debtors and vendors, pursuant to which, Chengdu Desun agreed to acquire and the vendors agreed to sell a total of 1,512 parking spaces at an aggregate consideration of RMB51,640,000 which shall be offset against the trade receivables due from the debtors to Chengdu Desun on a dollar-for-dollar basis. On 20 February 2024, the Company held an extraordinary general meeting, at which the independent Shareholders approved the terms of the relevant Debts Settlement Agreements and the transactions contemplated thereunder.

Reference is also made to the announcement of the Company dated 2 September 2024 (the "**Announcement**"). On 2 September 2024, Chengdu Desun entered into certain termination agreements with certain debtors and parking space vendors, pursuant to which, Chengdu Desun agreed to return 485 parking spaces (the "**Returned Parking Spaces**") purchased under the Debts Settlement Agreements to the relevant parking space vendors and the relevant debtors agreed to make a payment in an aggregate amount of RMB15.46 million to Chengdu Desun. As of the end of September 2024, the refund for these 485 parking spaces has been completed.

On 21 October 2025 (after trading hours), Chengdu Desun, a wholly-owned subsidiary of the Company, entered into the Termination Agreements with the Relevant Debtors and the Parking Space Vendors, pursuant to which, Chengdu Desun agreed to return 652 parking spaces purchased under the Debts Settlement Agreements to the Parking Space Vendors and the Relevant Debtors agreed to make a payment in an aggregate amount of RMB22.52 million to Chengdu Desun. As at the date of this announcement, such 652 parking spaces have been consolidated into the consolidated financial statements of the Group.

The principal terms of the Termination Agreements are set out below:

Date

21 October 2025

Parties

Chengdu Desun, Rong He Real Estate (the Relevant Debtor) and Yong Hong Real Estate (the Parking Space Vendor) for the purpose of Termination Agreement I;

Chengdu Desun, Gao Xin Real Estate (the Relevant Debtor) and Yong Hong Real Estate (the Parking Space Vendor) for the purpose of Termination Agreement II;

Chengdu Desun, De Qian Real Estate (the Relevant Debtor) and Dekunda Real Estate (the Parking Space Vendor) for the purpose of Termination Agreement III;

Chengdu Desun and Dekunda Real Estate (the Relevant Debtor and the Parking Space Vendor) for the purpose of Termination Agreement IV;

Chengdu Desun, Bo Lang Real Estate (the Relevant Debtor) and Dekunda Real Estate (the Parking Space Vendor) for the purpose of Termination Agreement V.

Return of Parking Spaces and Refund of Consideration

The parties to the respective Termination Agreements confirm that, the Debts Settlement Agreements corresponding to the Termination Agreements will be terminated without further performance from the execution date of the Termination Agreements.

Chengdu Desun shall return an aggregate of 652 parking spaces to the Parking Space Vendors, and the Relevant Debtors shall make a payment of RMB22.52 million to Chengdu Desun by 30 October 2025, that is, (i) 296 parking spaces at RMB40,000 per parking space to be returned by Chengdu Desun pursuant to the Termination Agreement I and the Termination Agreement II; and (ii) 356 parking spaces at RMB30,000 per parking space to be returned by Chengdu Desun pursuant to the Termination Agreement III, the Termination Agreement IV and the Termination Agreement V. Such considerations were determined with reference to the carrying amount of the relevant parking spaces on 30 September 2025.

The aggregate cost of such 652 parking spaces purchased by Chengdu Desun amounts to RMB22.52 million. The carrying amount of such 652 parking spaces as at 30 September 2025 amounted to RMB22.52 million. Excluding the Returned Parking Spaces that have not been leased, the total rental income generated by the parking spaces under the Debts Settlement Agreements that have been leased for the year 2024 amounted to approximately RMB870,000. Upon completion of the Termination Agreements, the Group no longer holds any parking spaces transferred to the Group pursuant to the Debts Settlement Agreements, all such parking spaces have been returned, or sold to third parties.

Other Terms

Chengdu Desun agrees to return all of such 652 parking spaces in current condition to the Parking Space Vendors upon receipt of the full payments from the Relevant Debtors. If the Parking Space Vendors have entered into any property purchase contract with Chengdu Desun and have recorded the online signature and online registered for the parking spaces, Chengdu Desun agrees to cooperate with the Parking Space Vendors in entering into a termination agreement for the property purchase contract and assist in completing the necessary procedures to cancel the online signature and online registration.

Effectiveness of the Agreements

The Termination Agreements shall come into effect upon the signing and affixing of seals by each party.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TERMINATION AGREEMENTS

Pursuant to the Debts Settlement Agreements corresponding to the Termination Agreements, the Parking Space Vendors shall transfer a total of 960 parking spaces to Chengdu Desun to offset against the receivables due from the Relevant Debtors to Chengdu Desun. As at the date of this announcement, a total of 308 parking spaces have been sold by Chengdu Desun, with a total of 652 parking spaces remaining held by the Group. The return of such parking spaces to the Parking Space Vendors, with the Relevant Debtors repaying the debts in cash will not only enhance the Group's cash flow, but also expedite the sale of parking spaces and reduce sales costs.

The Directors (including the independent non-executive Directors) consider that, although the Termination Agreements and the transactions contemplated thereunder are 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

The Group

The Group is an urban core asset operator, which is principally engaged in three business segments: property services, asset operation services and investment and development.

Chengdu Desun

Chengdu Desun (formerly known as Chengdu Desun Investment Management Co., Ltd. (成都德商投資管理有限公司) at the time of establishment) is a company incorporated in the PRC on 12 March 2010 and an indirect wholly-owned subsidiary of the Company. Chengdu Desun is principally engaged in, among other things, property management, real estate brokerage, real estate appraisal, real estate consulting and information consulting services.

The Relevant Debtors

In respect of Termination Agreement I, the Relevant Debtor is Rong He Real Estate, a company established in the PRC with limited liability and is principally engaged in real estate development. As at the date of this announcement, Rong He Real Estate is owned as to 95.24% by Chengdu Dehesheng Property Co., Ltd.* (成都德合盛置業有限公司) ("**Dehesheng Property**"). Dehesheng Property is wholly-owned by Chengdu Desun Xinchuang Property Co., Ltd.* (成都德商新創置業有限公司) ("**Xinchuang Property**").

Xinchuang Property is owned as to 80% by Chengdu Desun Yuanmou Holding (Group) Co., Ltd.* (成都德商淵謀控股(集團)有限公司) ("**Desun Yuanmou**") and 20% by Hainan Daqian International Trading Co., Ltd.* (海南達乾國際貿易有限公司). Desun Yuanmou is owned as to 91.875% by Mr. Zou Kang and Ms. Zou Jian (the controlling shareholders of the Company) collectively.

In respect of Termination Agreement II, the Relevant Debtor is Gao Xin Real Estate, a company established in the PRC with limited liability and is principally engaged in real estate development. As at the date of this announcement, Gao Xin Real Estate is wholly-owned by Chengdu Huacheng Information Industry Co., Ltd.* (成都華誠信息產業有限公司) ("**Huacheng Information**"). Huacheng Information is owned as to 50% by Chengdu Digital Entertainment Software Park Management Investment Co., Ltd.* (成都數字娛樂軟件園管理投資有限公司) ("**Digital Entertainment**") and 45.75% by Mr. Zou Kang (the controlling shareholder of the Company). Digital Entertainment is owned as to 91.5% by Mr. Zou Kang and Ms. Zou Jian (the controlling shareholders of the Company) collectively.

In respect of Termination Agreement III, the Relevant Debtor is De Qian Real Estate, a company established in the PRC with limited liability and is principally engaged in real estate development. As at the date of this announcement, De Qian Real Estate is wholly-owned by Chengdu Dexi Property Co., Ltd.* (成都德璽置業有限公司) ("**Dexi Property**"). Dexi Property is owned as to 95.24% by Dehesheng Property. For details of Dehesheng Property, please refer to the section headed "Information on the Parties — the Relevant Debtors" in this announcement.

In respect of Termination Agreement IV, the Relevant Debtor is Dekunda Real Estate, a company established in the PRC with limited liability and is principally engaged in real estate development. As at the date of this announcement, Dekunda Real Estate is owned as to 90% by Chengdu Dexuan Property Co., Ltd.* (成都德軒置業有限公司) ("**Dexuan Property**"). Dexuan Property is owned as to 99% by Dehesheng Property. For details of Dehesheng Property, please refer to the section headed "Information on the Parties — the Relevant Debtors" in this announcement.

In respect of Termination Agreement V, the Relevant Debtor is Bo Lang Real Estate, a company established in the PRC with limited liability and is principally engaged in real estate development. As at the date of this announcement, Bo Lang Real Estate is wholly-owned by Dexi Property. For details of Dexi Property, please refer to the section headed "Information on the Parties — the Relevant Debtors" in this announcement.

The Parking Space Vendors

In respect of Termination Agreement I and Termination Agreement II, the Parking Space Vendor is Yong Hong Real Estate, a company established in the PRC with limited liability and is principally engaged in real estate development. As at the date of this announcement, Yong Hong Real Estate is owned as to 99% by Xinchuang Property. For details of Xinchuang Property, please refer to the section headed "Information on the Parties — the Relevant Debtors" in this announcement.

In respect of Termination Agreement III, Termination Agreement IV and Termination Agreement V, the Parking Space Vendor is Dekunda Real Estate, a company established in the PRC with limited liability and is principally engaged in real estate development. For details of Dekunda Real Estate, please refer to the section headed "Information on the Parties — the Relevant Debtors" in this announcement.

LISTING RULES IMPLICATIONS

As at the date of this announcement, Mr. Zou Kang is a controlling shareholder and the non-executive Director and is therefore a connected person of the Company. Yong Hong Real Estate, Rong He Real Estate, Gao Xin Real Estate, Dekunda Real Estate, De Qian Real Estate and Bo Lang Real Estate are ultimately controlled by Mr. Zou Kang, and hence are all connected persons of the Company. The Termination Agreements and the transactions contemplated thereunder constitute the connected transactions of the Company under Chapter 14A of the Listing Rules.

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Mr. Zou Kang (a non-executive Director) had abstained from voting on the Board resolutions approving the Termination Agreements and the transactions contemplated thereunder. Save and except for the aforesaid, none of the other Directors has any material interest and was required to abstain from voting on such Board resolutions.

DEFINITIONS

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

"Board"	the board of Directors
"Bo Lang Real Estate"	Chongzhou De Shang Bolang Real Estate Co., Ltd.* (崇州德商博朗置業有限公司), a company incorporated in the PRC with limited liability

"Chengdu Desun"	Chengdu Desun Real Estate Investment Property Service Co., Ltd.* (成都德商產投物業服務有限公司), a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company
"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
"controlling shareholder(s)"	has the meaning ascribed to it under the Listing Rules
"De Qian Real Estate"	Chengdu De Qian Real Estate Co., Ltd.* (成都德乾置業有限公司), a company incorporated in the PRC with limited liability
"Dekunda Real Estate"	Chengdu Dekunda Real Estate Co., Ltd.* (成都德坤達置業有限公司), a company incorporated in the PRC with limited liability
"Director(s)"	the director(s) of the Company
"Gao Xin Real Estate"	Chengdu Desun Gao Xin Real Estate Co., Ltd.* (成都德商高欣置業有限公司), a company incorporated in the PRC with limited liability
"Group"	the Company and its subsidiaries
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"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
"Parking Space Vendor(s)"	Yong Hong Real Estate and/or Dekunda Real Estate
"PRC"	the People's Republic of China, and for the purposes of this announcement, excluding Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan

"Relevant Debtor(s)"	Rong He Real Estate, Gao Xin Real Estate, De Qian Real Estate, Bo Lang Real Estate and/or Dekunda Real Estate
"RMB"	Renminbi, the lawful currency of the PRC
"Rong He Real Estate"	Chengdu Desun Rong He Real Estate Co. Ltd.* (成都德商榮和置業有限公司), a company incorporated in the PRC with limited liability
"Share(s)"	ordinary shares in the share capital of the Company with a nominal value of US$0.0001 each
"Shareholder(s)"	holder(s) of the Share(s)
"Termination Agreement I"	the termination agreement dated 21 October 2025 entered into among Chengdu Desun, Rong He Real Estate (as Relevant Debtor) and Yong Hong Real Estate (as Parking Space Vendor) in order to terminate the debts settlement agreement signed by the parties on 22 December 2023 (i.e. the Debts Settlement Agreement I disclosed in the announcement of the Company dated 26 December 2023)
"Termination Agreement II"	the termination agreement dated 21 October 2025 entered into among Chengdu Desun, Gao Xin Real Estate (as Relevant Debtor) and Yong Hong Real Estate (as Parking Space Vendor) in order to terminate the debts settlement agreement signed by the parties on 22 December 2023 (i.e. the Debts Settlement Agreement II disclosed in the announcement of the Company dated 26 December 2023)
"Termination Agreement III"	the termination agreement dated 21 October 2025 entered into among Chengdu Desun, De Qian Real Estate (as Relevant Debtor) and Dekunda Real Estate (as Parking Space Vendor) in order to terminate the debts settlement agreement signed by the parties on 22 December 2023 (i.e. the Debts Settlement Agreement VIII disclosed in the announcement of the Company dated 26 December 2023)
"Termination Agreement IV"	the termination agreement dated 21 October 2025 entered into between Chengdu Desun and Dekunda Real Estate (as Relevant Debtor and Parking Space Vendor) in order to terminate the debts settlement agreement signed by the parties on 22 December 2023 (i.e. the Debts Settlement Agreement VI disclosed in the announcement of the Company dated 26 December 2023)

"Termination Agreement V"	the termination agreement dated 21 October 2025 entered into among Chengdu Desun and Bo Lang Real Estate (as Relevant Debtor) and Dekunda Real Estate (as Parking Space Vendor) in order to terminate the debts settlement agreement signed by the parties on 22 December 2023 (i.e. the Debts Settlement Agreement VII disclosed in the announcement of the Company dated 26 December 2023)
"Termination Agreement(s)"	Termination Agreement I, Termination Agreement II, Termination Agreement III, Termination Agreement IV and Termination Agreement V
"Yong Hong Real Estate"	Chengdu Desun Yong Hong Real Estate Co. Ltd.* (成都德商永鴻置業有限公司), a company incorporated in the PRC with limited liability
"%"	per cents

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

Hong Kong, 21 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.

* *For identification purpose only*