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)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO INVESTMENT IN GOING SECURITIES

Reference is made to the announcement of Desun Real Estate Investment Services Group Co., Ltd. (the "**Company**") dated 3 October 2025 in relation to, among others, the equity transfer agreement entered into between Desun Property Service Limited ("**Desun Property**"), a wholly-owned subsidiary of the Company, and Going Securities Holding Limited ("**Going Securities Holding**") (the "**Announcement**"). Unless otherwise specified, terms used in this announcement shall have the same meanings as those defined in the Announcement.

As disclosed in the Announcement, Desun Property agreed to purchase 15% equity interest in Going Securities (HK) and has completed payment (the "**Acquisition**"). Going Securities (HK) holds 100% equity interest in Going Securities. Going Securities is a licensed corporation recognized by the Securities and Futures Commission of Hong Kong ("**SFC**"), holding licenses for Type 1 (dealing in securities), Type 2 (dealings in futures contracts), Type 4 (advising on securities), Type 5 (advising on futures contracts) and Type 9 (asset management) regulated activities. The services provided by Going Securities cover securities trading, investment consultancy and discretionary account management etc. Furthermore, in its role as the Vice President Unit of the Hong Kong Web3.0 Standardization Association (香港Web3.0標準化協會) (the "**Association**"), Going Securities is actively pursuing its license upgrade plan, aiming to expand into regulated virtual asset business. According to the information provided from Going Securities, the preparation of relevant application materials has been basically completed, and a formal submission to the SFC is expected to be made in the near future.

According to publicly available information, the Association was established on 4 January 2024 and is primarily dedicated to conducting standardization research in Web3.0-related fields, with the objectives of consolidating industry resources, building industry consensus, promoting technological innovation, shaping a standardized industry ecosystem, and supporting government decision-making. It has been reported that certain member of the Association's council units has been granted virtual asset trading platform license. Furthermore, the members of the Association encompass a broad spectrum of entities, including a number of Hong Kong listed companies, their subsidiaries as well as A-share listed companies.

Positioned as a long-established "urban asset service provider", the Group specializes in property services, office leasing, commercial asset management and industrial park operations. Over years of development, the Group has accumulated extensive project resources across properties, commercial assets and industrial parks, building robust asset operation expertise and deep reserve of industry assets. Leveraging its capabilities in resource identification and operational integration, the Group excels at discovering and revitalizing undervalued or illiquid assets, which provides a strategic entry point for its exploration into the digital finance field.

This strategic equity investment in Going Securities is aimed at facilitating the upgrade of its regulated licenses upon the completion of the Acquisition. Based on this, the Group will systematically explore cutting-edge opportunities within the digital finance field, including real world asset tokenization, virtual asset services and decentralized digital finance, within a compliant framework. As the relevant business plans are still in the preliminary planning stage and are contingent upon the approval of Going Securities' license upgrade application, the Acquisition constitutes a strategic move and initial attempt for the Group to tap into the digital finance field. Pursuant to the Equity Transfer Agreement, if Going Securities fails to extend its existing Type 1 (dealing in securities) regulated activities license to cover regulated activities relating to virtual asset services within the agreed timeframe, Going Securities Holding agrees to repurchase the shares in Going Securities (HK) held by Desun Property at the original consideration stipulated in the Equity Transfer Agreement. Therefore, prior to the completion of the license upgrade for Going Securities, the Company will recognize and report Desun Property's investment in Going Securities (HK) as financial assets measured at fair value through profit or loss (FVTPL).

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, 31 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.