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 THE DEBT SETTLEMENT AGREEMENT

Reference is made to the announcement of Desun Real Estate Investment Services Group Co., Ltd. (the "**Company**") dated 18 November 2024 (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, Chengdu Yulai, the Original Debtors, Chengdu Desun (a wholly owned subsidiary of the Company) and the Original Creditors entered into the Debt Assignment Agreements, pursuant to which the Original Debtors agreed to assign and Chengdu Yulai agreed to assume Receivables due by the Original Debtors to Chengdu Desun and/or the Original Creditors in an aggregate amount of RMB23,224,987.20. On the same day, Chengdu Desun entered into the Debt Settlement Agreement with Chengdu Yulai, pursuant to which Chengdu Desun agreed to acquire and Chengdu Yulai agreed to sell the Settlement Properties at an aggregate consideration of RMB23,225,000.00 which shall be offset against the Receivables on a dollar-for-dollar basis. Chengdu Yulai agreed to waive the remaining amount of the consideration, i.e. RMB12.8, and Chengdu Desun is not obliged to make any payment for such remaining amount of the consideration. Pursuant to the Debt Settlement Agreement, if Chengdu Desun chooses to terminate the Debt Settlement Agreement, Chengdu Yulai shall repay the Receivables in full to Chengdu Desun. As at the date of this announcement, the Receivables in an aggregate amount of RMB23,224,987.20 has been assigned to Chengdu Yulai according to the Debt Assignment Agreements.

On 24 December 2025, Chengdu Desun and Chengdu Yulai entered into a termination agreement (the "**Termination Agreement**"), pursuant to which, the Debt Settlement Agreement shall be terminated, and Chengdu Desun will no longer proceed with the acquisition of the Settlement Properties from Chengdu Yulai as contemplated under the Debt Settlement Agreement. In lieu of the Settlement Properties transfer, Chengdu Yulai agreed to settle, in cash, the total assigned Receivables of RMB23,224,987.20 stipulated under the Debt Assignment Agreements. Pursuant to the Termination Agreement, Chengdu Yulai shall remit the full amount of RMB23,224,987.20 to Chengdu Desun via bank transfer on or before 31 December 2025.

The cash settlement of the Receivables, as stipulated in the Termination Agreement and in accordance with the Debt Settlement Agreement, will not only resolve the outstanding amounts due from Chengdu Yuali but will also enhance the Group's cash flow. The Company considers that the terms of the Termination Agreement, which were entered into in the ordinary and usual course of business of the Group after arm's length negotiations and agreed upon Chengdu Desun and Chengdu Yulai, are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

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

Hong Kong, 24 December 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.