

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)

FORM OF PROXY FOR USE AT ANNUAL GENERAL MEETING

I/We (Name) _____ (Block capitals, please) of
(Address) _____ being
the holder(s) of _____ (see Note 1) shares of US\$0.0001 each in the capital of Desun Real Estate Investment
Services Group Co., Ltd. (the “Company”) hereby appoint (Name) _____ of
(Address) _____ or
failing him/her (Name) _____ of
(Address) _____ or failing him/her,
the chairman of the meeting (see Note 2) as my/our proxy to attend and vote for me/us and on my/our behalf at the annual general meeting (the “AGM”) of the
Company to be held at the Conference Room, 18th Floor, Block A, Desun International, No. 1480, North Section of Tianfu Avenue, High-tech Industrial
Development Zone, Chengdu, China on Friday, 26 June 2026 at 10:00 a.m. and at any adjournment thereof or on any resolution or motion which is properly
proposed thereat. My/Our proxy is authorised and instructed to vote as indicated (see Note 3) in respect of the undermentioned resolutions:

Ordinary Resolutions (see Note 3)		For (see Note 3)	Against (see Note 3)
1.	To receive and adopt the audited consolidated financial statements and the reports of the directors (the “Director(s)”) and auditors of the Company for the year ended 31 December 2025.		
2.	To re-elect the following retiring Directors:		
	i. To re-elect Mr. Liu Jun as an executive Director;		
	ii. To re-elect Mr. Shao Jiazheng as an executive Director;		
	iii. To re-elect Mr. Fang Liqiang as an independent non-executive Director;		
	iv. To authorise the board of Directors (the “Board”) to fix the remuneration of the Directors.		
3.	To re-appoint BDO Limited as auditors of the Company to hold office until the conclusion of the next annual general meeting of the Company and to authorise the Board to fix their remuneration.		
4.	(A) To grant a general mandate to the Directors to allot, issue and/or otherwise deal with (including sale or transfer of any treasury shares) additional shares not exceeding 20% of the total number of issued shares of the Company (excluding treasury shares, if any).		
	(B) To grant a general mandate to the Directors to buy back shares not exceeding 10% of the total number of issued shares of the Company (excluding treasury shares, if any).		
	(C) Conditional upon the passing of ordinary resolutions numbered 4(A) and 4(B), to extend the authority granted to Directors pursuant to ordinary resolution numbered 4(A) to issue shares by adding number of issued shares of the Company which may be allotted by the Directors pursuant to such general mandate of an amount representing the number of shares bought back under ordinary resolution numbered 4(B).		
Special Resolution (see Note 3)		For (see Note 3)	Against (see Note 3)
5.	To approve the proposed amendments to the second amended and restated memorandum and articles of association of the Company as set out in Appendix III to the circular dated 1 June 2026, to adopt the third amended and restated memorandum and articles of association incorporating all such amendments in substitution for and to the exclusion of the existing second amended and restated memorandum and articles of association, in its entirety and to authorise any Director or the company secretary to do all acts and things necessary to give effect thereto, including making filings with the Registrar of Companies in the Cayman Islands and Hong Kong.		

* The full text of the resolutions appears in the notice of AGM dated 1 June 2026, which is included in the circular of the AGM dated 1 June 2026.

Dated this _____ day of _____ 2026 Signature(s) _____ (see Note 5)

Notes:

- Please insert the number of shares registered in your name(s); if no number is inserted, this form of proxy will be deemed to relate to all the shares in the capital of the Company registered in your name(s).
- A shareholder may appoint more than one proxy of his/her own choice. If such an appointment is made, strike out the words “the chairman of the meeting”, and insert the name(s) of the person(s) appointed as proxy in the space provided. Any alteration made to this form of proxy must be initialed by the person who signs it.
- IMPORTANT: IF YOU WISH TO VOTE FOR ANY RESOLUTION, PLEASE TICK THE BOX MARKED “For”. IF YOU WISH TO VOTE AGAINST ANY RESOLUTION, PLEASE TICK THE BOX MARKED “Against”.** Failure to tick a box will entitle your proxy to cast your vote at his/her discretion. Your proxy will also be entitled to vote at his/her discretion on any resolution properly put to the meeting other than those referred to in the notice convening the meeting.
- If the appointor is a corporation, this form must be executed under common seal or under the hand of an officer, attorney, or other person duly authorised on that behalf.
- In the case of joint holders, the signature of any one holder will be sufficient but the names of all the joint holders should be stated. Where there are joint holders of any share of the Company, any one of such joint holders may vote at the meeting, either in person or by proxy, in respect of such share as if he/she were solely entitled thereto, but if more than one of such joint holders be present at the meeting, the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined as that one of the said persons so present whose name stands first on the register of shareholders in respect of such share shall alone be entitled to vote in respect thereof.
- To be valid, this form of proxy must be completed, signed and deposited at the Hong Kong branch share registrar of the Company, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong, together with the power of attorney or other authority (if any) under which it is signed (or a notarially certified copy thereof), not less than 48 hours before the time for holding the meeting (i.e. before 10:00 a.m. on Wednesday, 24 June 2026). The completion and return of the form of proxy shall not preclude shareholders of the Company from attending and voting in person at the above meeting (or any adjourned meeting thereof) if they so wish.
- A proxy need not be a shareholder of the Company.

PERSONAL INFORMATION COLLECTION STATEMENT

- “Personal Data” in these statements has the same meaning as “personal data” in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”).
- The supply of your Personal Data to the Company and/or the Company’s Hong Kong branch share registrar is on a voluntary basis and such data will be used for processing your instructions as stated in this form of proxy.
- Your Personal Data will not be transferred to any third parties (other than the Company’s Hong Kong branch share registrar) unless it is a requirement to do so by law, for example, in response to a court order or a law enforcement agency’s request and will be retained for such period as may be necessary for our verification and record purposes.
- You and your appointed proxy have the right to request access to and/or to correct the respective Personal Data in accordance with the provisions of the PDPO. Any such request should be in writing addressed to the Hong Kong Privacy Officer of Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong.