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DESUN 德商产投服务
创 造 美 好 福 流 生 活

# 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)**

## PROFIT WARNING

This announcement is made by Desun Real Estate Investment Services Group Co., Ltd. (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the "**Board**") of directors (the "**Director(s)**") of the Company hereby informs the shareholders of the Company (the "**Shareholder(s)**") and potential investors that, based on the management accounts of the Group, it is estimated that the Group may record a revenue of approximately RMB243 million to RMB258 million for the six months ended 30 June 2026 (the "**Reporting Period**" or the "**Period**") as compared with the revenue of approximately RMB228 million for the six months ended 30 June 2025, and the Group may record loss for the period attributable to owners of the Company of approximately RMB9.5 million to RMB14.2 million for the Reporting Period as compared with the profit for the period attributable to owners of the Company of approximately RMB16.7 million for the six months ended 30 June 2025.

Such expected loss for the Reporting Period was mainly attributable to the Group's active advancement of its business transformation and upgrading, which involved necessary upfront investment of resources and a temporary increase in operating expenses, resulting in an adverse impact of approximately RMB12.9 million on the loss attributable to owners of the Company for the Reporting Period. Meanwhile, the real estate development projects of the Group's associates and joint ventures, which are still at the initial stage and have not yet entered the phase of concentrated delivery and revenue recognition, resulted in investment losses during the Period. Moreover, the Group recognised share-based payment expenses during the Period in respect of share grants implemented during the Reporting Period and prior years for the Company's strategic development needs. Such expenses represent a significant investment made by the Group to enhance long-term talent competitiveness and to attract and deeply engage the core team.

The Board considers that the aforementioned profit fluctuation is primarily due to the upfront and phased investments made by the Group in connection with its strategic transformation and the development of its core talent pipeline. Such fluctuations represent a normal accounting reflection during a critical phase of business development and do not alter the fundamental logic of the Group's continued normal operations in its principal businesses and its medium-to-long-term value enhancement. As the transformation initiatives are progressively implemented, the associates and joint ventures of the Group enter their mature contribution phase, and the workforce efficiency is steadily unleashed, the support provided by the relevant investments to the Group's performance will gradually become evident.

As at the date of this announcement, the Company is still in the process of finalizing the interim results of the Group for the six months ended 30 June 2026. The information contained in this announcement is based on a preliminary review of the unaudited consolidated management accounts of the Group and the information currently available to the Board, and is not based on any figure or information which has been audited or reviewed by the auditors of the Company. Specific and accurate financial information will be disclosed in the interim results announcement of the Group for the six months ended 30 June 2026, which will be published by the Company in August 2026.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.**

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

Hong Kong, 13 August 2026

*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.*