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## **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)**

### **NOTICE OF EXTRAORDINARY GENERAL MEETING**

**NOTICE IS HEREBY GIVEN** that the extraordinary general meeting (the “EGM”) of Desun Real Estate Investment Services Group Co., Ltd. (the “**Company**”) will 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 Wednesday, 22 March 2023 at 10:30 a.m. for the purpose of considering and, if thought fit, passing the following resolutions:

#### **ORDINARY RESOLUTIONS**

1. “**THAT:**

- (a) the Yujing Lease Agreement I (as defined in the circular of the Company dated 3 March 2023 (the “**Circular**”)), a copy of which has been produced to the EGM marked “A” and initialled by the Chairman of the EGM for identification purpose, the terms and the transaction contemplated thereunder be and are hereby approved, confirmed and ratified; and
- (b) any one of the director(s) of the Company be and is hereby authorized for and on behalf of the Company to execute (where appropriate, as a deed) and deliver, and (where required) affix the common seal of the Company to, such further documents and to do all such acts or things as he/she considers necessary, desirable or expedient to carry out or give effect to or otherwise in connection with the Yujing Lease Agreement I and the transaction contemplated thereunder.”

2. “**THAT:**

- (a) the Yujing Lease Agreement II (as defined in the Circular), a copy of which has been produced to the EGM marked “B” and initialled by the Chairman of the EGM for identification purpose, the terms and the transaction contemplated thereunder be and are hereby approved, confirmed and ratified; and
- (b) any one of the director(s) of the Company be and is hereby authorized for and on behalf of the Company to execute (where appropriate, as a deed) and deliver, and (where required) affix the common seal of the Company to, such further documents and to do all such acts or things as he/she considers necessary, desirable or expedient to carry out or give effect to or otherwise in connection with the Yujing Lease Agreement II and the transaction contemplated thereunder.”

3. “**THAT:**

- (a) the Yujing Lease Agreement III (as defined in the Circular), a copy of which has been produced to the EGM marked “C” and initialled by the Chairman of the EGM for identification purpose, the terms and the transaction contemplated thereunder be and are hereby approved, confirmed and ratified; and
- (b) any one of the director(s) of the Company be and is hereby authorized for and on behalf of the Company to execute (where appropriate, as a deed) and deliver, and (where required) affix the common seal of the Company to, such further documents and to do all such acts or things as he/she considers necessary, desirable or expedient to carry out or give effect to or otherwise in connection with the Yujing Lease Agreement III and the transaction contemplated thereunder.”

Yours faithfully

For and on behalf of the Board

**Desun Real Estate Investment Services Group Co., Ltd.**

**Zhang Zhicheng**

*Chairman, Chief Executive Officer and Executive Director*

Hong Kong, 3 March 2023

*Registered office:*  
190 Elgin Avenue  
George Town Grand Cayman KY1-9008  
Cayman Islands

*Principal place of business in Hong Kong:*  
31/F., Tower Two  
Times Square  
1 Matheson Street  
Causeway Bay, Hong Kong

*Head office and principal place of  
business in the PRC:*  
Room 1803, Block A  
Desun International  
No. 1480 North Section of  
Tianfu Avenue High-tech  
Industrial Development Zone  
Chengdu  
China

*Notes:*

1. A member entitled to attend and vote at the EGM is entitled to appoint one or more than one proxy to attend and, subject to the provisions of the Memorandum of Association and Articles of Association of the Company, to vote on his/her behalf. A proxy need not be a member of the Company but must be present in person at the EGM to represent the member. If more than one proxy is so appointed, the appointment shall specify the number of Shares in respect of which each such proxy is so appointed.
2. Where there are joint holders of any Share, any one of such joint holders may vote, 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 any meeting the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.
3. Whether or not you intend to attend the EGM in person, you are encouraged to complete and return the form of proxy in accordance with the instructions printed thereon. Completion and return of a form of proxy will not preclude a member from attending in person and voting at the EGM or any adjournment thereof, should he/she/it so wish. In such event, the instrument appointing such a proxy shall be deemed to be revoked.
4. The instrument appointing a proxy must be in writing under the hand of a Shareholder or his attorney duly authorised in writing. If the Shareholder is a legal person, that instrument must be executed either under its seal or under the hand of its director or other attorney duly authorised to sign the same.
5. In order to be valid, the proxy form, together with a power of attorney or other authority, if any, under which it is signed, or a notarially certified copy of such power or authority must be deposited at the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not less than 48 hours before the time appointed for holding the EGM (i.e. before 10:30 a.m. on Monday, 20 March 2023) or any adjournment thereof (as the case may be).
6. Completion and return of a proxy form shall not preclude a member from attending and voting in person at the EGM or any adjournment thereof (as the case may be) and, in such event, the proxy form appointing a proxy shall be deemed to be revoked.

7. For determining the entitlement to attend and vote at the above meeting, the register of members of the Company will be closed from Friday, 17 March 2023 to Wednesday, 22 March 2023 (both dates inclusive), during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the EGM, all transfers of shares accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Thursday, 16 March 2023.
8. Pursuant to Rule 13.39(4) of the Listing Rules, voting for the resolutions set out in this notice will be taken by poll at the above meeting.

*As at the date of this notice, the executive directors of the Company are Mr. Zhang Zhicheng, Ms. Xiong Jianqiu, Ms. Wan Hong, Mr. Liu Jun and Mr. Shao Jiazhen; the non-executive director of the Company is Mr. Zou Kang and the independent non-executive directors of the Company are Mr. Fang Liqiang, Mr. Chen Di and Mr. Yan Hong.*