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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)

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 RMB133.9 million to RMB163.7 million for the six months ended 30 June 2023 as compared with the revenue of RMB126.0 million for the six months ended 30 June 2022, and the Group may record a net profit attributable to the Shareholders of approximately RMB15.9 million to RMB19.4 million for the six months ended 30 June 2023 as compared with the net profit attributable to the Shareholders of approximately RMB25.8 million for the six months ended 30 June 2022. On the basis of prudent principles, the Group performed impairment tests on the carrying amount of trade receivables and others and made reasonable impairment provision, which is expected to have a negative effect on profits for the first half of 2023. Accordingly, the expected decrease in profits would result in a decrease in the net profit attributable to the Shareholders for the six months ended 30 June 2023.

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 2023. 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 2023, which will be published by the Company in August 2023.

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, 21 August 2023

As at the date of this announcement, the executive Directors are Mr. Zhang Zhicheng, Ms. Xiong Jianqiu, Ms. Wan Hong, Mr. Liu Jun and Mr. Shao Jiazhen, 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.