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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)

SUPPLEMENTAL AGREEMENT TO THE YUJING LEASE AGREEMENT III

References are made to the announcement of the Company dated 4 November 2022 and the circular of the Company dated 3 March 2023 (the “**Circular**”) in relation to, among other things, the lease agreement entered into on 4 November 2022 (as amended and supplemented by a supplemental lease agreement dated 4 January 2023) between Chengdu Desun Gaoxin Real Estate Co., Ltd.* (成都德商高欣置業有限公司) (“**Desun Gaoxin**”) and Chengdu Dehenghong Commercial Management Co., Ltd.* (成都德恒鴻商業管理有限公司) (“**Dehenghong**”) with respect to the lease of the 23rd to 31st floors of the property (the “**Yujing Leased Premises III**”) located at Building 6, No. 158, Guandong 3rd Street, Shuangliu District, Chengdu, the PRC. Unless otherwise specified, terms used in this announcement shall have the same meanings as those defined in the Circular.

According to the Yujing Lease Agreement III, The total rent payable over the entire term of the lease shall be approximately RMB77.1 million (inclusive of value-added tax but exclusive of property management fees and other utilities charges, such as electricity, water, air conditioning, and other costs ancillary to the usage of the Yujing Leased Premises III).

Given that Dehenghong has applied for discounts, on 5 September 2023, Dusun Gaoxin and Dehenghong entered into a supplemental lease agreement with respect of the Yujing Leased Premises III (the “**Supplemental Agreement**”), pursuant to which, Desun Gaoxin agreed to provide Dehenghong with rent reduction and exemption in certain amount on annual basis for the lease term under the Yujing Lease Agreement III (i.e. calculating from 8 December 2022). The rent reduction shall be reflected in the rent installment for each lease year during the term under the Yujing Lease Agreement III. Accordingly, under the Supplemental Agreement, the total rent payable over the entire term of the lease shall reduce from approximately RMB77.1 million to approximately RMB72.9 million (inclusive of value-added tax but exclusive of property management fees and other utilities charges, such as electricity, water, air conditioning, and other costs ancillary to the usage of the Yujing Leased Premises III).

Save for the aforesaid rent reduction and exemption to be provided under the Supplemental Agreement, all other terms and conditions set forth in the Yujing Lease Agreements shall remain unchanged and in full force and effect.

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, 5 September 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.

* *For identification purpose only*