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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)

HIGH CONCENTRATION OF SHAREHOLDING

This announcement is made at the request of the Stock Exchange in respect of the high concentration of the shareholding of the Company in the hands of a limited number of Shareholders as at 21 July 2026.

Shareholders and prospective investors should note that the Shares may not have a genuine market and the shareholding in the Company may have been concentrated in the hands of a few Shareholders.

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could fluctuate substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares.

This announcement is made at the request of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) in respect of the high concentration of shareholding of Desun Real Estate Investment Services Group Co., Ltd. (the “**Company**”) in the hands of a limited number of shareholders of the Company (the “**Shareholders**”) as at 21 July 2026.

HIGH CONCENTRATION OF SHAREHOLDING

The Company noted that an announcement (the “**SFC Announcement**”) was published by the Securities and Futures Commission (the “**SFC**”) on 4 August 2026. As disclosed in the SFC Announcement, the SFC has recently completed an enquiry into the shareholding of the Company. The SFC’s findings suggested that, as at 21 July 2026, 18 Shareholders held an aggregate of 204,945,200 shares of the Company (the “**Shares**”), representing 33.04% of the issued Shares of the Company. Such shareholding, together with 412,415,000 Shares (representing 66.49% of the issued Shares) held by the

controlling shareholders of the Company, represented 99.53% of the issued Shares. Therefore, only 2,899,000 Shares (representing 0.47% of the issued Shares) were in the hands of other Shareholders.

According to the SFC Announcement, as at 21 July 2026, the shareholding structure of the Company was as follows:

	Number of Shares held (Shares)	% of total number of issued Shares (%)
Mr. Zou Kang & Ms. Zou Jian (Note 1)	412,415,000	66.49
18 Shareholders	204,945,200	33.04
Other Shareholders	<u>2,899,000</u>	<u>0.47</u>
Total	<u>620,259,200</u>	<u>100.00</u>

Note 1: 395,135,000 Shares were held by Sky Donna Holding Limited (a company wholly-owned by Mr. Zou Kang, the Non-Executive Director of the Company) and 17,280,000 Shares were held by Pengna Holding Limited (a company wholly-owned by Ms. Zou Jian). Mr. Zou Kang and Ms. Zou Jian were deemed to be interested in 412,415,000 Shares as a result of the Concert Parties Confirmatory Deed they entered into on 11 May 2021, pursuant to which they reaffirmed that they had been acting, and would continue to act, in concert as shareholders of the Company.

The SFC Announcement further stated that:

- (a) The closing price of the Shares rose from HK\$3.90 on 2 July 2026 to HK\$7.50 on 21 July 2026, representing a gain of 92.3%.
- (b) On 3 August 2026, the price of the Shares closed at HK\$7.50, representing an increase of 92.3% from the closing price of HK\$3.90 on 2 July 2026.

The board (the “**Board**”) of the directors (the “**Directors**”) of the Company wishes to clarify that the information above is extracted from the SFC Announcement and the Company has not independently verified such information other than (i) the Shares held by Mr. Zou Kang (through Sky Donna Holding Limited) and Ms. Zou Jian (through Pengna Holding Limited) based on the latest available disclosure of interests notices filed pursuant to Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong); and (ii) the information set out in paragraphs (a) to (b) above. Please refer to the SFC Announcement for more information.

PUBLIC FLOAT

Based on the information available and to the Directors' best knowledge after making all reasonable enquiries, the Directors confirm that not less than 25% of the issued Shares were held in public hands as at 31 July 2026 and the date of this announcement, and the Company has maintained a sufficient public float as required under the Rules Governing the Listing of Securities on the Stock Exchange.

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could fluctuate substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares. Further, as a result of the high concentration of shareholding, the Company's securities may not have a genuine market or its shareholding may have been concentrated in the hands of a few Shareholders.

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

Hong Kong, 5 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.