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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)

RE-DESIGNATION OF A NON-EXECUTIVE DIRECTOR

This announcement is made by Desun Real Estate Investment Services Group Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.51(2) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

RE-DESIGNATION FROM A NON-EXECUTIVE DIRECTOR TO AN EXECUTIVE DIRECTOR

The board (the “**Board**”) of directors (the “**Directors**”) of the Company is pleased to announce that, for work reorganisation, Mr. Zou Kang (“**Mr. Zou**”), has been re-designated from a non-executive Director to an executive Director with effect from 30 September 2026.

The biographical details of Mr. Zou are set out below:

Mr. Zou Kang (鄒康), aged 56, is one of the founders of the Group, a non-executive Director and one of the controlling shareholders of the Company. He was appointed as the non-executive Director on 18 March 2021.

Mr. Zou Kang has more than 14 years of experience in real estate development and real estate management. Mr. Zou Kang is one of the founders of Chengdu Desun Real Estate Investment Property Service Co., Ltd.* (成都德商產投物業服務有限公司) (“**Chengdu Desun**”) and was appointed as its supervisor at the time of its incorporation. He was subsequently appointed as the executive director and chairman of the board of Chengdu Desun in February 2016. Mr. Zou Kang temporarily retired from his directorship in Chengdu Desun when his term as executive director and chairman of the board therein expired in February 2019, and rejoined the Group in November 2020 as the non-executive Director.

From August 1998 to December 2015, he served as an executive director of Chengdu Huacheng Information Industry Co., Ltd.* (成都華誠信息產業有限公司). Mr. Zou Kang also has a range of other investments in the PRC, including Chengdu Desun Property Co., Ltd.* (成都德商置業有限公司) (a company controlled by Mr. Zou Kang, which engages in property development and property construction businesses in the PRC) and its subsidiaries, joint ventures and associates.

Mr. Zou Kang obtained his postgraduate degree of corporate management from Sichuan University in the PRC in August 1999. Mr. Zou Kang completed the Tsinghua PBC Financial CEO Training Programme from Tsinghua PBC School of Finance on 10 November 2019.

Mr. Zou Kang and the Company will enter into a new director's service contract, and his term of office shall commence on 30 September 2026 for a term of three years.

Mr. Zou will not receive any additional remuneration for serving as an executive Director. The remuneration for his other positions in the Group is determined with reference to the remuneration policies of the Group, the performance and profitability of the Group, his duties and responsibilities within the Group, and comparable market data. Mr. Zou's remuneration comprises a basic annual salary of HKD600,000, allowances, benefits in kind, performance bonuses and contributions to retirement schemes, and is subject to review by the remuneration committee of the Company from time to time.

Mr. Zou and Ms. Zou Jian (collectively, the ultimate controlling shareholders of the Company) are siblings who had entered into a concert party agreement in 2015 (and subsequently entered into the concert parties confirmatory deed in 2021).

As at the date of this announcement, Mr. Zou is deemed to be interested in an aggregate of 412,415,000 shares, representing approximately 66.49% of the total number of issued shares of the Company, out of which (i) 395,135,000 shares are held by Sky Donna Holding Limited, a company wholly-owned by Mr. Zou Kang, in which Mr. Zou is deemed to be interested under Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO"); and (ii) 17,280,000 shares in which Mr. Zou is deemed to be interested as a result of being a party acting-in-concert with Ms. Zou Jian.

Save as disclosed above, as at the date of this announcement, Mr. Zou (i) has not held any directorship in any other public companies, the securities of which are listed on any securities market in Mainland China, Hong Kong or overseas, during the past three years, nor held any other position within the Group; (ii) does not have any relationship with any Directors, senior management, substantial shareholders or controlling shareholders of the Company; (iii) does not have, nor is deemed to have, any interest or short position in any shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO); and (iv) there is no

other matter relating to the re-designation that needs to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules, and there are no other matters that need to be brought to the attention of the shareholders or the Stock Exchange.

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

Hong Kong, 30 September 2026

As at the date of this announcement, the executive Directors are Mr. Zhang Zhicheng, Ms. Wan Hong, Mr. Liu Jun, Mr. Shao Jiazhen, Ms. Zhu Na and Mr. Zou Kang, and the independent non-executive Directors are Mr. Fang Liqiang, Mr. Chen Di and Mr. Yan Hong.

* *For identification purpose only*