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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)**

### INSIDE INFORMATION LITIGATION PROCEEDINGS

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 was recently notified by (1) 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**”), an indirect wholly owned subsidiary of the Company; and (2) Chengdu Fulang Property Service Co., Ltd.\* (成都福朗物業服務有限公司) (“**Chengdu Fulang**”), a non-wholly owned subsidiary of the Company, that Chengdu Desun and Chengdu Fulang, each as a plaintiff, has respectively filed civil complaints recently. Details of which are set out in the table below:

Court	Plaintiff	Defendant	Subject matter	Amount claimed
Jinjiang District People’s Court of Chengdu Municipality* (成都市錦江區人民法院)	Chengdu Desun	Chengdu Huashang House Development Co., Ltd.* (成都華商房屋開發有限公司)	Contractual dispute in relation to rental deposit paid	RMB4,173,850.42
The Primary People’s Court of Tianfu New Area (Chengdu) of Sichuan Province* (四川天府新區成都片區人民法院)	Chengdu Fulang	Chengdu Desun Rongda Real Estate Co., Ltd.* (成都德商榮達置業有限公司)	Contractual dispute in relation to hosted special service fee	RMB140,000.00
			Contractual dispute in relation to vacant residential units management service fee	RMB1,046,378.84

Court	Plaintiff	Defendant	Subject matter	Amount claimed
			Contractual dispute in relation to repair and maintenance management services fee	RMB1,008,306.37
			Contractual dispute in relation to residential property management service fee	RMB182,240.00

The Group is currently seeking legal advice in respect of the above legal proceedings and will enforce its rights proactively. As the litigation proceedings are still in early stage, the Group will closely monitor the effects and impact of the above legal proceedings on the Group. As at the date of this announcement, the Board confirms that the above legal proceedings did not have any material adverse effect on normal operation and financial positions of the Group and the current business and operations of the Company remain normal and stable.

The Company will make further announcement(s) in accordance with the Listing Rules as and when appropriate.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities 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, 22 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.*

\* *For identification purpose only*