

4 August 2026

**High Concentration of Shareholding
in
Desun Real Estate Investment Services Group Co., Ltd. (Stock Code: 02270)**

This announcement is made by the Securities and Futures Commission ("SFC") in respect of the concentration of the shareholding of Desun Real Estate Investment Services Group Co., Ltd. (the "Company") in the hands of a limited number of shareholders as at 21 July 2026.

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 of the Company (the "Shares") could fluctuate substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares.

The SFC has recently completed an enquiry into the shareholding of the Company. Our findings suggested that, as at 21 July 2026, 18 shareholders held an aggregate of 204,945,200 Shares, representing 33.04% of the issued Shares. Such shareholding, together with 412,415,000 Shares (representing 66.49% of the issued Shares) held by the Company's controlling shareholders, represented 99.53% of the issued Shares. As such, only 2,899,000 Shares (representing 0.47% of the issued Shares) were in the hands of other shareholders.

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	2,899,000	0.47
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 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%.

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.

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