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SUNDY 宋服務

臻 享 幸 福 +

Sundy Service Group Co. Ltd
宋都服务集团有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 9608)

DISCLOSEABLE TRANSACTION
SUBSCRIPTION OF STRUCTURED DEPOSIT PRODUCTS

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In order to fully utilize the Group's idle funds and generate better returns, on 15 January 2026, Hangzhou Qiyu and Zhejiang Hechen, both of which are subsidiaries of the Company, entered into the Structured Deposit Product Agreements with China Minsheng Bank, pursuant to which, Hangzhou Qiyu agreed to subscribe for the Structured Deposit Product of RMB9.9 million from China Minsheng Bank by using the internal funds of the Group, and Zhejiang Hechen agreed to subscribe for the Structured Deposit Product of RMB16.0 million from China Minsheng Bank by using the internal funds of the Group.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) exceed 5% but all applicable percentage ratios are less than 25%, the Structured Deposit Product Agreements constitute discloseable transactions under the Listing Rules and are subject to reporting and announcement requirements under Chapter 14 of the Listing Rules.

BACKGROUND

The Board announces that, in order to fully utilize the Group's idle funds and generate better returns, on 15 January 2026, Hangzhou Qiyu and Zhejiang Hechen, both of which are subsidiaries of the Company, entered into the Structured Deposit Product Agreements with China Minsheng Bank, pursuant to which, Hangzhou Qiyu agreed to subscribe for the Structured Deposit Product of RMB9.9 million from China Minsheng Bank by using the internal funds of the Group, and Zhejiang Hechen agreed to subscribe for the Structured Deposit Product of RMB16.0 million from China Minsheng Bank by using the internal funds of the Group.

THE STRUCTURED DEPOSIT PRODUCT AGREEMENTS

The principal terms of the Hangzhou Qiyu Structured Deposit Product Agreement are set out below:

Date:	15 January 2026
Product:	Gathering-win Glod – Bullish binary structured deposits linked to Gold AU9999 (聚贏匯率黃金－掛鈎黃金AU999看漲二元結構性存款)
Parties:	Hangzhou Qiyu; and China Minsheng Bank
Amount of the deposit:	RMB9.9 million
Type:	Principal-guaranteed with floating interest rate
Linked subject and deposit interest:	The subscription amount of the Structured Deposit Product is managed as the deposit. The interest is determined by the financial derivative transaction linked to the Au9999 Gold spot rate quoted on the Shanghai Gold Exchange
Expected maturity interest rate per annum:	1.0%-1.63%
Term of the deposit:	91 days
Value date:	16 January 2026
Expiry date:	17 April 2026
Risk rating of the product (bank's internal risk rating):	1st Class (conservative products)
Termination and redemption:	In principle, Hangzhou Qiyu has no right of early termination or redemption of the product

The principal terms of the Zhejiang Hechen Structured Deposit Product Agreement are set out below:

Date:	15 January 2026
Product:	Gathering-win Exchange Rate – Structured deposits linked to the euro/dollar exchange rate range (聚贏匯率－掛鈎歐元對美元匯率結構性存款)
Parties:	Zhejiang Hechen; and China Minsheng Banking
Amount of the deposit:	RMB16.0 million
Type:	Principal-guaranteed with floating interest rate
Linked subject and deposit interest:	The subscription amount of the structured deposit product is managed as a deposit. The deposit interest is determined by the financial derivative transactions linked to the EUR/USD Exchange Rate
Expected maturity interest rate per annum:	0.97%-1.53%
Term of the deposit:	14 days per cycle
Value date:	16 January 2026
Maturity date:	No fixed maturity date. Unless withdrawn upon maturity, the deposit shall be automatically renewed for another cycle
Risk rating of the product (bank's internal risk rating):	Level 1 (Conservative)
Termination and redemption:	In principle, Zhejiang Hechen has no right of early termination or redemption of the product

REASONS FOR AND BENEFITS OF THE SUBSCRIPTION

Taking into account that (i) the Structured Deposit Products are fully principal-guaranteed and with minimal risks involved; (ii) compared with the deposit interest rates generally offered by commercial banks in the PRC, the return of the Structured Deposit Products are relatively high; and (iii) the Structured Deposit Products were funded by the Group's idle funds with a relatively short term which will not affect the operational liquidity of the Group, the Group decided to subscribe for the Structured Deposit Products to improve the utilization of its idle funds and generate better returns for the Group.

Accordingly, the Directors (including the independent non-executive Directors) are of the view that the terms of the Structured Deposit Product Agreements were arrived at after the arm's length negotiation and the transaction contemplated thereunder is on normal commercial terms which are fair and reasonable and in the interests of the Company and Shareholders as a whole.

INFORMATION ABOUT THE PARTIES

The Company

The Company is an investment holding company. The Group is an integrated property management service provider in Zhejiang province, principally engaged in the (i) provision of a range of property management services to a variety of properties in the PRC, the majority of which are located in Zhejiang province; (ii) provision of a range of value-added services to non-property owners; (iii) provision of a spectrum of community value-added services; and (iv) other businesses, including long-term apartment business and hotel business.

Hangzhou Qiyu

Hangzhou Qiyu is a limited liability company established in the PRC and a wholly-owned subsidiary of the Company. It is principally engaged in leasing and operation management.

Zhejiang Hechen

Zhejiang Hechen is a limited liability company established in the PRC and a wholly-owned subsidiary of the Company. It is principally engaged in business management.

China Minsheng Bank

China Minsheng Bank is a commercial bank in the PRC, headquartered in Beijing. Its shares are listed on the Shanghai Stock Exchange (stock code: 600016). China Minsheng Bank is principally engaged in providing customers with various wholesale and retail banking products and services, and conducting capital businesses for itself and on behalf of customers.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, China Minsheng Bank and its ultimate beneficial owner(s) are the third parties independent of the Company and its connected persons.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) exceed 5% but all applicable percentage ratios are less than 25%, the Structured Deposit Product Agreements constitute discloseable transactions under the Listing Rules and are subject to reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions shall have the following meanings unless the context requires otherwise:

"Board"	board of directors of the Company
"China Minsheng Bank"	China Minsheng Bank Co., Ltd., a joint stock company incorporated in the PRC with limited liability and the shares of which are listed on the Shanghai Stock Exchange (stock code: 600016)
"Company"	Sundy Service Group Co. Ltd (宋都服务集团有限公司) (formerly known as SUNDY HUIDU LIMITED (宋都汇都有限公司)), incorporated in the Cayman Islands on 5 May 2017 as an exempted company with limited liability under the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands
"connected person(s)"	has the meaning ascribed thereto under the Listing Rules
"Director(s)"	the director(s) of the Company
"Hangzhou Qiyu"	Hangzhou Qiyu Life Services Co., Ltd.*（杭州啟寓生活服務有限公司）, a company established in the PRC with limited liability on 4 December 2025, which is an indirect wholly-owned subsidiary of the Company
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	party(ies) who is/are independent of and not a connected person of the Company
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
"PRC"	the People's Republic of China and, except where the context otherwise requires and only for the purpose of this announcement, and for geographical reference only, references in this announcement to China or the People's Republic of China exclude Hong Kong, the Macao Special Administrative Region of the People's Republic of China and Taiwan region
"RMB" or "Renminbi"	Renminbi, the lawful currency of the PRC

"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Structured Deposit Products"	The structured deposit products subscribed by Hangzhou Qiyu and Zhejiang Hechen from China Minsheng Bank on 15 January 2026 pursuant to the Structured Deposit Product Agreements
"Structured Deposit Product Agreements"	the agreement dated 15 January 2026 entered into between Hangzhou Qiyu and China Minsheng Bank in relation to the subscription of the Structured Deposit Product of RMB9.9 million, and the agreement dated 15 January 2026 entered into between Zhejiang Hechen and China Minsheng Bank in relation to the subscription of the Structured Deposit Product of RMB16.0 million
"subsidiary(ies)"	has the meaning ascribed thereto under the Listing Rules
"Zhejiang Hechen"	Zhejiang Hechen Enterprise Management Co., Ltd.* (浙江和辰企業管理有限公司), a company established in the PRC with limited liability on 3 November 2025, and an indirect wholly-owned subsidiary of the Company.
"%"	per cent

By order of the Board
Sundy Service Group Co. Ltd
Yu Yun
Chairman

Hong Kong, 15 January 2026

As at the date of this announcement, the Board comprises four executive Directors, Ms. Yu Yun (Chairman), Mr. Zhu Yihua (Chief Executive Officer), Mr. Zhu Congyue, and Mr. Zhang Zhenjiang and three independent non-executive Directors, Mr. Zhu Haoxian, Mr. Huang Enze and Ms. Ye Qian.

* *For identification purpose only*