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 PRODUCT

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In order to fully utilize the Group's idle funds and generate better returns, on 20 May 2026, Sundy Property, a subsidiary of the Company, entered into the Structured Deposit Product Agreement with Hangzhou Bank, pursuant to which, Sundy Property agreed to subscribe for the Structured Deposit Product of RMB12.0 million from Hangzhou 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 Agreement constitutes a discloseable transaction under the Listing Rules and is 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 20 May 2026, Sundy Property, a subsidiary of the Company, entered into the Structured Deposit Product Agreement with Hangzhou Bank, pursuant to which, Sundy Property agreed to subscribe for the Structured Deposit Product of RMB12.0 million from Hangzhou Bank by using the internal funds of the Group.

THE STRUCTURED DEPOSIT PRODUCT AGREEMENT

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

Date:	20 May 2026
Product:	Hangzhou Bank "Tianlibao" Structured Deposit Product (杭州銀行"添利寶"結構性存款產品)
Parties:	Sundy Property ; and Hangzhou Bank
Amount of the deposit:	RMB12.0 million
Type:	Principal-guaranteed with floating interest rate
Linked subject and deposit interest:	The subscription amount of the Structured Deposit Product is managed as the deposit. The interest is determined by the financial derivative transaction linked to EUR/USD Spot Exchange Rate
Expected maturity interest rate per annum:	0.45%-2.15%
Term of the deposit:	Monthly Calculation
Value date:	22 May 2026
Expiry date:	31 October 2026
Risk rating of the product (the risk rating made by the bank):	R1 (Low Risk)
Termination and redemption:	Early termination or redemption available on the last calendar day of each month at the option of Sundy Property.

REASONS FOR AND BENEFITS OF THE SUBSCRIPTION

Taking into account that (i) the Structured Deposit Product is 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 Product is relatively high; and (iii) the Structured Deposit Product was 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 Product 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 Agreement 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.

Sundy Property

Sundy Property is a limited liability company established in the PRC and an indirect wholly-owned subsidiary of the Company. Sundy Property is a principal operating subsidiary of the Group, and together with its subsidiaries, it is primarily engaged in (i) property management services; (ii) value-added services to non-property owners; (iii) community value-added services; and (iv) other businesses including long-term rental apartments.

Hangzhou Bank

Hangzhou Bank is a commercial bank in the PRC, headquartered in Hangzhou, Zhejiang Province. Its shares are listed on the Shanghai Stock Exchange (stock code: 600926). Hangzhou Bank offers comprehensive commercial banking solutions, including deposits and loans, foreign exchange trading, fund settlement, investment and wealth management, and international finance.

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

LISTING RULES IMPLICATIONS

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DEFINITIONS

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

"Board"	board of directors of the Company
"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 Bank"	Bank of Hangzhou 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: 600926)
"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 Product"	The structured deposit product subscribed by Sundy Property from Hangzhou Bank on 20 May 2026 pursuant to the Structured Deposit Product Agreement

"Structured Deposit Product Agreement"	the agreement dated 20 May 2026 entered into between Sundy Property and Hangzhou Bank in relation to the subscription of the Structured Deposit Product of RMB12.0 million
"subsidiary(ies)"	has the meaning ascribed thereto under the Listing Rules
"Sundy Property "	Hangzhou Sundy Property Management Co., Ltd.* (杭州宋都物業經營管理有限公司) (formerly known as Hangzhou Shenye Sundy Property Management Co., Ltd.*（杭州深業宋都物業經營管理有限公司）), a company established in the PRC with limited liability on 8 January 1995, which is 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, 20 May 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*