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FINANCIAL STREET PROPERTY CO., LIMITED

金融街物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1502)

VOLUNTARY ANNOUNCEMENT ESTABLISHMENT OF A JOINT VENTURE

This announcement is made by Financial Street Property Co., Limited (the “**Company**”) on a voluntary basis.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company is pleased to announce that the Company, through its wholly-owned subsidiary, Beijing Financial Street Savills Property Management Co., Ltd. and its partners established a Joint Venture (as defined below), whereby both parties can further enhance the management scale and enrich management experience to better promote the healthy and rapid development of enterprises through the integration of high quality resources of both parties, The details are set out as follows:

Hubei Financial Street Dibiao Zhidu Property Management Co., Ltd.* (湖北金融街第一太平戴維斯物業管理有限公司) (the “**Joint Venture**”)

Shareholders of the Joint Venture	Beijing Financial Street Savills Property Management Co., Ltd. (北京金融街第一太平戴維斯物業管理有限公司)	Beijing Guanyu Property Management Co., Ltd.* (北京冠宇物業管理有限公司)
Proportion of equity interest	51%	49%
Date of establishment	8 October 2021	

Registered capital	RMB5 million (shareholders will make capital contribution in proportion to their shareholding)
Business operation	The principal business of the Joint Venture comprises property management and relevant services. According to the development plan, the Joint Venture will plan to undertake several property management projects in Wuhan and Nanjing to provide discretionary property management services. These projects cover national cultural and creative industrial park, office building, cultural creative space, cultural consumption experience street zone, housing and hospital, etc..
Reasons for and benefits of the establishment of the Joint Venture	The other party to the Joint Venture is an excellent property enterprise with high quality business resources and customer groups in the industry. The cooperation is beneficial to the integration of advantageous resources of the two parties to the Joint Venture so as to achieve mutual benefit. In addition, the property management projects to be undertaken by the Joint Venture in the future will include extensive influence, superior geographical location and other characteristics, which will help the Company to create brand awareness. In the future, the Joint Venture will further expand the property management-related market in the area of Hubei province and other regions, and continuously enlarge its management scale.
Information on the shareholders of the Joint Venture	
Beijing Financial Street Savills Property Management Co., Ltd.	Beijing Financial Street Savills Property Management Co., Ltd. is a wholly-owned subsidiary of the Company jointly established by the Company and Savills (China) Limited in 2002. It is principally engaged in property management and information consulting and advisory services in relation to property management and related services.
Beijing Guanyu Property Management Co., Ltd.	To the best knowledge of the Directors, Beijing Guanyu Property Management Co., Ltd., which belongs to Guanyu Holdings Co., Ltd., was established in 2014, and is an excellent property enterprise. By virtue of standardized management and professional service, the company has established a representative image in the field of property management.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the party to the Joint Venture is a third party independent of the Company and its connected persons (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)).

LISTING RULES IMPLICATIONS

As the applicable percentage ratios (within the meaning of Rule 14.07 of the Listing Rules) in respect of the above-mentioned establishment of the Joint Venture do not exceed 5%, the establishment of the Joint Venture does not constitute a notifiable transaction under Chapter 14 of the Listing Rules. This announcement is made by the Company on a voluntary basis.

The Board wishes to remind investors that such information should not be unduly relied upon and caution should be exercised when dealing in the shares of the Company.

By order of the Board
Financial Street Property Co., Limited
Sun Jie
Chairman

Beijing, the PRC, 8 October 2021

As at the date of this announcement, the Board comprises Mr. Sun Jie and Ms. Xue Rui as executive Directors, Mr. Shen Mingsong, Mr. Zhou Peng, Mr. Liang Jianping and Mr. Jiang Rui as non-executive Directors, and Mr. Song Baocheng, Ms. Tong Yan and Ms. Lu Qing as independent non-executive Directors.