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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 subsidiary, Beijing Financial Street Savills Property Management Co., Ltd., and its partner established a Joint Venture (as defined below), whereby the two parties can exploit operational synergies and assure mutual success to better promote the healthy and rapid development of enterprises. The details are set out as follows:

Beijing Dingye Financial Street Savills Property Management Co., Ltd.* (北京鼎業金融街第一太平戴維斯物業管理有限公司) (the “**Joint Venture**”)

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| 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 Hongyuan Property Management Co., Ltd.* (北京弘緣物業管理有限公司) |
| Proportion of equity interest | 51% | 49% |
| Date of establishment | 13 December 2021 | |
| Registered capital | RMB5 million (shareholders will make capital contribution in proportion to their shareholding) | |

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| Business operation | The principal business of the Joint Venture is property management and related services. According to its development plan, the Joint Venture intends to undertake the development of Dingye Cultural Industrial Park (the “ Dingye Industrial Park ”) in Fengtai District, Beijing from Beijing Hualong Dingye Investment Management Company* (北京華隆鼎業投資管理公司). The business of the Dingye Industrial Park covers talent, technology and culture buildings, medical industry housing, hotels and restaurants, apartments, sports facilities atrium, gymnasiums and sports rehabilitation centers. |
| Reasons for and benefits of the establishment of the Joint Venture | The joint venture partner is an excellent property enterprise. This cooperation is conducive to the integration of superior resources of both parties, further enriching the Company’s management experience in the projects of different industries, and laying a solid foundation for expanding the surrounding property market in the region. |
| 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 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 Hongyuan Property Management Co., Ltd.* (北京弘緣物業管理有限公司) | To the best knowledge of the Directors, Beijing Hongyuan Property Management Co., Ltd.* (北京弘緣物業管理有限公司) was established through investment by the legal representative of Beijing Hualong Dingye Investment Management Company* (北京華隆鼎業投資管理公司) in 2021, and is responsible for property management of the Dingye Industrial Park and other projects developed by Beijing Hualong Dingye Investment Management Company* (北京華隆鼎業投資管理公司). As an economic organization under collective ownership of Fanjia Village, Hua Town, Fengtai District, Beijing, Beijing Hualong Dingye Investment Management Company* (北京華隆鼎業投資管理公司) is located in the central area of Hua Town, Fengtai District, Beijing, between the Southwest of Third and Fourth Ring Roads of Beijing. Its business scope covers investment management, real estate development, property management, commercial office leasing, etc. |

To the best knowledge, information and belief of the Directors, and having made all reasonable enquiries, the joint venture partner 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 they should exercise caution when dealing in the shares of the Company.

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

Beijing, the PRC, 13 December 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.

* *For identification purpose only*