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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 and Beijing Shoushi Yimin Commercial Chain Co. Ltd.* (北京首食益民商業連鎖有限公司)* (the “**Partner**”) established a Joint Venture, whereby to continue to increase management areas and promote business diversification of the Company by virtue of fully utilizing the resource advantages on both parties with acceleration of market expansions. The details are set out as follows:

Rongjing Property Services (Beijing) Company * (融京物業服務(北京)有限公司) (the “**Joint Venture**”)

Shareholders of the Joint Venture	Financial Street Property Co., Limited	The Partner
Proportion of equity interest	51%	49%
Date of establishment	7 March 2022	
Registered capital	RMB5 million (shareholders will make capital contribution in proportion to their respective shareholding)	
Business operation	The principal business of the Joint Venture is property management, catering services and related services. According to the preliminary discussions and negotiations between the Company and the Partner, the Joint Venture will carry out the expansions of market-oriented and diversified business by full utilization of quality local resources of the Partner.	

Reasons for and benefits of the establishment of the Joint Venture	Equity cooperation has always been regarded as an important channel to accelerate market exploitation by the Company. The establishment of the Joint Venture is one of the important achievements of the Company in terms of extensive equity cooperation with market-oriented companies through its high-quality brand image and advanced operation and management. The Company believes that this cooperation can further improve the Company's business level regarding its operation and management, whereby to accelerate the expansions of market-oriented and diversified business of the Company.
Information on the shareholders of the Joint Venture	
The Company	The Company is a joint stock company established under the laws of the PRC with limited liability, of which the H Shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (stock code: 1502). The Company and its subsidiaries focus on mid-to-high-end property management and related services. The Company is currently one of the leaders in the provision of integrated management services for commercial premises, particularly for office buildings, in the PRC.
The Partner	To the best knowledge of the Directors, the Partner is a private joint-stock enterprise established in 2009, which is service-oriented enterprise with commercial property management and commercial operation as its principal businesses. The principal businesses include: commercial property management, community commercial operation and management services as well as community e-commerce services.

To the best knowledge, information and belief of the Directors, having made all reasonable enquiries, the 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 the 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, 8 March 2022

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*