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Cash Dividend Announcement for Equity Issuer	
Issuer name	Financial Street Property Co., Limited
Stock code	01502
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	Final Dividend for the Year Ended 31 December 2021
Announcement date	24 March 2022
Status	New announcement
Information relating to the dividend	
Dividend type	Final
Dividend nature	Ordinary
For the financial year end	31 December 2021
Reporting period end for the dividend declared	31 December 2021
Dividend declared	RMB 0.222 per share
Date of shareholders' approval	09 June 2022
Information relating to Hong Kong share register	
Default currency and amount in which the dividend will be paid	HKD amount to be announced
Exchange rate	To be announced
Ex-dividend date	13 June 2022
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	14 June 2022 16:30
Book close period	From 15 June 2022 to 20 June 2022
Record date	20 June 2022
Payment date	08 August 2022
Share registrar and its address	Computershare Hong Kong Investor Service Limited
	Shops 1712-1716 17th Floor, Hopewell Centre 183 Queen's Road East Wan Chai Hong Kong

Information relating to withholding tax

Details of withholding tax (including type of shareholders and applicable tax rate) applied to the dividends declared are set out in the table below. For further details, please refer to the section headed "Withholding and Payment of Enterprise Income Tax for non-Resident Enterprise Shareholders" in the annual results announcement of the Company dated 24 March 2022.

Shareholders are recommended to consult their tax advisors regarding the ownership and disposal of H Shares in the PRC and in Hong Kong and other tax effects.

Details of withholding tax applied to the dividend declared

Type of shareholders	Tax rate	Other relevant information (if any)
Enterprise - non-resident i.e. registered address outside PRC	10%	As a PRC domestic enterprise, the Company will, after withholding 10% of the final dividend as enterprise income tax, distribute the final dividend to non-resident enterprise Shareholders whose names appear on the register of members of H Shares, i.e. any Shareholders who hold H Shares in the name of non-individual Shareholders, including but not limited to HKSCC Nominees Limited, other nominees, trustees, or holders of H Shares registered in the name of other organizations and groups.
Individual - non-resident i.e. registered address outside PRC	10%	If the individual holders of H Shares are Hong Kong or Macau residents or residents of other countries or regions that have a tax rate of 10% under the tax treaties with the PRC, the Company will withhold and pay individual income tax at the rate of 10% on behalf of such Shareholders.
Individual - non-resident i.e. registered address outside PRC	10%	If the individual holders of H Shares are residents of countries or regions that have a tax rate lower than 10% under the tax treaties with the PRC, the Company will withhold and pay individual income tax at the rate of 10% on behalf of such Shareholders.
Individual - non-resident i.e. registered address outside PRC	20%	If the individual holders of H Shares are residents of countries or regions that have a tax rate of 20% under the tax treaties with the PRC, or that have not entered into any tax treaties with the PRC, or otherwise, the Company will

			withhold and pay individual income tax at the rate of 20% on behalf of such Shareholders.
Information relating to listed warrants / convertible securities issued by the issuer			
Details of listed warrants / convertible securities issued by the issuer	Not applicable		
Other information			
Other information	Not applicable		
Directors of the issuer			
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.			