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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 partners established the Joint Venture (as defined below), whereby the partners can further expand the market and increase the management scale by resource integration of the parties, so as to better promote the healthy and rapid development of the enterprises. The details are set out as follows:

Beijing Jinwu Xiada Real Estate Management Co., Ltd.* (北京金物夏達不動產管理有限公司) (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)	CRED Holding Co., Ltd.* (中房置業股份有限公司)	Shanghai Xiada Investment Management Center (Limited Partnership)* (上海夏達投資管理中心(有限合夥))
Proportion of equity interest	40%	30%	30%
Date of establishment	31 March 2022		
Registered capital	RMB5 million (shareholders will make capital contribution in proportion to their shareholdings)		

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 provide property management and investment operation services for the real estate projects owned by the shareholders of the Joint Venture by leveraging on its talent and technical resources, and continue to expand the range of cooperation and business scope in the third-party market.
Reasons for and benefits of the establishment of the Joint Venture	The joint venture partners are principally engaged in the investment and development management of commercial real estate projects in first-tier cities and have project resources in Beijing, Shanghai, Hainan and other cities. The establishment of the Joint Venture will further expand the management scale of the Company and facilitate the Company's continuous expansion of business in its surrounding markets.
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.
CRED Holding Co., Ltd.* (中房置業股份有限公司)	CRED Holding Co., Ltd.* is a company listed on the Shanghai Stock Exchange, which is principally engaged in the sales of investment properties and leasing of its own properties.
Shanghai Xiada Investment Management Center (Limited Partnership)* (上海夏達投資管理中心(有限合夥))	The limited partnership is a professional organization engaged in real estate investment, equity investment and asset management, established on 26 August 2015 and registered in Shanghai Free Trade Zone in the PRC, the business scope of which includes investment management, industrial investment, etc.

To the best knowledge, information and belief of the Directors, having made all reasonable enquiries, CRED Holding Co., Ltd. and Shanghai Xiada Investment Management Center (Limited Partnership) are both third parties 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, 31 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*