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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 its partner established a joint venture to capitalise on the resources and strengths in management of both parties to carry out property management and related businesses in the PRC and further expand the management area and business scale of the Company. Details are set out as follows:

**Orchard Financial Street (Beijing) Operation Management Co., Ltd.\* (烏節金融街(北京) 運營管理有限公司) (the “Joint Venture”)**

<b>Shareholders of the Joint Venture</b>	<b>Financial Street Property Co., Limited</b>	<b>Orchard (Hangzhou) Commercial Management Co., Ltd.* (烏節(杭州)商業管理有限公司)</b>
Proportion of equity interest	51%	49%
Date of establishment	7 December 2023	
Registered capital	RMB9 million (shareholders will make capital contribution in proportion to their shareholdings)	

Business operation	The main businesses of the Joint Venture are property management and related services. According to the development plan, the Joint Venture will mainly undertake the property management and related services for the projects managed by the partners, and focus on commerce, complex, industrial parks, cultural and tourism projects to develop basic property services, and carry out operation management services in appropriate fields, broaden the service scope and expand the business scale of the Joint Venture.
Reasons for and benefits of the establishment of the Joint Venture	The partner is a wholly-owned subsidiary of the Singapore-based ORCHARD INTERNATIONAL HOLDINGS PTE. LTD. (“ <b>Orchard International</b> ”) established in the PRC. Leveraging on Orchard International’s extensive project resources and experience in commercial operation, it has sought to cooperate with a reputable and outstanding property company to improve its property management capabilities and service quality. Non-residential sector is the major business expansion direction of the Company. The establishment of the Joint Venture between the two parties will give full play to their strengths and enable them to take advantage of the market opportunities in property operations and consumer services for non-residential business sectors such as commerce, complexes, industrial parks, and cultural and tourism in the PRC to achieve synergistic development and win-win cooperation.
<b>Information on the shareholders of the Joint Venture</b>	
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. The Company and its subsidiaries focus on providing property management and related services to properties located in financial management centers at national level. 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.
Orchard (Hangzhou) Commercial Management Co., Ltd.* (烏節(杭州)商業管理有限公司)	As far as the Directors are aware, Orchard (Hangzhou) Commercial Management Co., Ltd.* (烏節(杭州)商業管理有限公司) was established in 2020 and is a wholly-owned subsidiary of Orchard International established in the PRC. Its shareholder, Orchard International, is a commercial and hospitality property group whose business covers urban renewal and planning, hotels and resorts, industrial parks, high-end residences, commercial business and operation management.

To the best knowledge, information and belief of the Directors, having made all reasonable enquiries, the other party to the Joint Venture and its ultimate shareholder(s) are 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, 11 December 2023

*As at the date of this announcement, the Board comprises Mr. Sun Jie, Mr. Song Ronghua and Ms. Xue Rui as executive directors; Ms. Hu Yuxia, Mr. Li Liang and Ms. Zhao Lu as non-executive directors; and Mr. Song Baocheng, Ms. Tong Yan and Ms. Lu Qing as independent non-executive directors.*

\* *For identification purpose only*