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金融街證券股份有限公司
Financial Street Securities Co., Limited

(A joint stock company incorporated in the People's Republic of China with limited liability (formerly known as "恒泰证券股份有限公司") and carrying on business in Hong Kong as "恒投證券" (in Chinese) and "HENGTOU SECURITIES" (in English) as formerly known)

(the "Company")
(Stock Code: 01476)

CONTINUING CONNECTED TRANSACTIONS ENTERING INTO OF THE SUPPLEMENTAL AGREEMENT TO THE 2025 FRAMEWORK AGREEMENT AND REVISION OF ANNUAL CAP AND NEW ANNUAL CAP

INTRODUCTION

Reference is made to the announcement of the Company dated 11 April 2025, in relation to, among other things, the continuing connected transactions concerning the 2025 Framework Agreement.

SUPPLEMENTAL FRAMEWORK AGREEMENT

On 8 May 2026, the Company entered into the Supplemental Framework Agreement with Desheng Investment, pursuant to which the terms of the 2025 Framework Agreement shall be revised as follows: (i) the scope of the Properties under the 2025 Framework Agreement was expanded (that is, the Extended Properties); and (ii) provide that the term thereof was extended through 31 December 2027.

Save for the amendments to the 2025 Framework Agreement as mentioned above, other principal terms of the 2025 Framework Agreement remain unchanged.

REVISED ANNUAL CAP AND NEW ANNUAL CAP

Taking into account: (i) the fact that the Group may lease the Extended Properties for its own use during the two years ending 31 December 2027, therefore, the Existing Annual Cap for the year ending 31 December 2026 under the 2025 Framework Agreement will not be sufficient to satisfy the value of right-of-use assets and property service fees related to the Leases under the 2025 Framework Agreement; and (ii) the fact that the Group intends to continue to lease the Properties, and accordingly, the term stipulated under the 2025 Framework Agreement will be extended, the Board determines the Revised Annual Cap for the year ending 31 December 2026 and the New Annual Cap for the year ending 31 December 2027.

IMPLICATIONS UNDER THE LISTING RULES

As at the date of this announcement, Tianfeng Securities held approximately 16.9171% of the Company's total issued share capital, and therefore is a substantial Shareholder of the Company. Tianfeng Asset Management is a wholly-owned subsidiary of Tianfeng Securities and therefore a connected person of the Company pursuant to Rule 14A.07 of the Listing Rules.

Tianfeng Asset Management is the issuer and manager of the ABS Scheme which, through a private equity investment fund, holds Desheng Investment which in turn holds the Properties and the Extended Properties. As such, the Company considered it appropriate to treat Desheng Investment as a "deemed connected person" of the Company in respect of the Supplemental Framework Agreement pursuant to the articles of association of the Company, the related party (connected) transactions management system of the Company and Rule 14A.20 of the Listing Rules. Accordingly, the transactions contemplated under the Supplemental Framework Agreement constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

Pursuant to Rule 14A.54 of the Listing Rules, if the Company intends to revise the annual cap of continuing connected transactions for the year ending 31 December 2026, the Company shall re-comply with the relevant requirements under Chapter 14A of the Listing Rules for the relevant continuing connected transactions, and the Company shall use the highest annual cap during the term of the Supplemental Framework Agreement in calculating the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) of the continuing connected transactions contemplated thereunder. As one or more of the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) in respect of the highest annual cap of the transactions contemplated under the Supplemental Framework Agreement exceeds 0.1% but all of them are less than 5%, the continuing connected transactions contemplated under the Supplemental Framework Agreement are subject to the reporting, announcement and annual review requirements, but exempt from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

INTRODUCTION

Reference is made to the announcement of the Company dated 11 April 2025, in relation to, among other things, the continuing connected transactions concerning the 2025 Framework Agreement (the "**Announcement**").

SUPPLEMENTAL FRAMEWORK AGREEMENT

On 8 May 2026, the Company entered into the Supplemental Framework Agreement with Desheng Investment, pursuant to which the terms of the 2025 Framework Agreement shall be revised as follows: (i) the scope of the Properties under the 2025 Framework Agreement was expanded (that is, the Extended Properties); and (ii) provide that the term thereof was extended through 31 December 2027.

The principal terms of the Supplemental Framework Agreement are summarised as follows:

Date:	8 May 2026
Parties:	(i) the Company, as the lessee; and (ii) Desheng Investment, as the lessor.
Extended Term:	For an extended term of one year effective from 1 January 2027 to 31 December 2027 (both days inclusive).
Revised Premises to be leased:	Pursuant to the Supplemental Framework Agreement, Desheng Investment (as lessor) may, from time to time, lease the Extended Properties and provide related services (such as property management services) to the Group (as lessee) for its office use. The Group and Desheng Investment will enter into individual agreements in respect of each of the Leases in accordance with the terms of the 2025 Framework Agreement and the Supplemental Framework Agreement, the Listing Rules and applicable laws. The specific amount, timing of payment and payment method of the rent payable by the Group to Desheng Investment shall be set out in each of the individual agreement.

Save as disclosed above, all other terms of the 2025 Framework Agreement as disclosed in the Announcement remain unchanged.

HISTORICAL TRANSACTION AMOUNTS

The table below shows the historical transaction amounts paid to Desheng Investment (i.e. value of right-of-use assets and property service fees related to the Leases) during the periods below:

	For the year ended 31 December 2024 *(RMB)* *(audited)*		**For the year ended 31 December 2025** *(RMB)* *(audited)*		**For the three months ended 31 March 2026** *(RMB)* *(unaudited)*	
	Annual cap	Historical amount	Annual cap	Historical amount	Existing Annual cap	Historical amount
Value of right-of-use assets	0	0	60,000,000	15,151,757	10,000,000	0
Property service fees	7,000,000	3,360,483	7,000,000	3,875,992	8,000,000	1,174,094

As at the date of this announcement, each of the continuing connected transaction amounts between the Company and Desheng Investment under the 2025 Framework Agreement has not exceeded the Existing Annual Cap.

REVISED ANNUAL CAP AND NEW ANNUAL CAP

Taking into account: (i) the fact that the Group may lease the Extended Properties for its own use during the two years ending 31 December 2027, therefore, the Existing Annual Cap for the year ending 31 December 2026 under the 2025 Framework Agreement will not be sufficient to satisfy the value of right-of-use assets and property service fees related to the Leases under the 2025 Framework Agreement; and (ii) the fact that the Group intends to continue to lease the Properties , and accordingly, the term stipulated under the 2025 Framework Agreement will be extended, the following table sets out the Revised Annual Cap for the year ending 31 December 2026 and the New Annual Cap for the year ending 31 December 2027:

	For the year ending 31 December	
	2026 *(RMB)*	**2027** *(RMB)*
Value of right-of-use assets	25,000,000	5,000,000
Property service fees	8,000,000	8,000,000

BASIS FOR THE REVISED ANNUAL CAP AND THE NEW ANNUAL CAP

According to the accounting standard IFRS 16, the Group is required to recognise a right-of-use asset and a lease liability. The right-of-use assets should be initially measured at cost and should be amortised on a straight line basis using the shorter of the useful life of the right-of-use asset and the lease term. Lease liability should be initially measured at the present value of the lease payables that are not paid as at commencement day of the lease term, discounted using the lessees' incremental borrowing rate. As a result, the Group is required to set annual cap on the total value of right-of-use assets related to the Leases entered into under the Supplemental Framework Agreement.

In determining the Revised Annual Cap and the New Annual Cap, the Board has considered the following: (i) the reasons and factors set out in the section headed "Reasons for and benefits of entering into of the Supplemental Framework Agreement" below; and (ii) the prevailing rental level and property service fees of offices in the PRC's property market, and are determined by the Directors with reference to (i) the weighted average lessees' incremental borrowing rate applied to the lease liabilities to estimate the right-of-use assets for the new Leases; (ii) the expected property service fees of the Extended Properties payable to Desheng Investment by the Group during the term of the Supplemental Framework Agreement, and the agreed arrangements of the property service fees; and (iii) the expected property service fees of offices in the PRC's property market.

REASONS FOR AND BENEFITS OF ENTERING INTO OF THE SUPPLEMENTAL FRAMEWORK AGREEMENT

The Company has been leasing certain properties and parking lots in Beijing from Desheng Investment for the Company's offices and/or business uses since 2022. In order to avoid unnecessary disruptions to the Company's business and in consideration of the additional costs and time caused by relocation, the Company and Desheng Investment entered into the Supplemental Framework Agreement. To meet the Group's office needs of employees in Beijing and ensure continued, stable operating and working conditions, the Company revises the 2025 Framework Agreement by expanding the scope of the Properties and extending the lease term to 31 December 2027. The Company considers that the amendments to the 2025 Framework Agreement and the extension of the term under the Supplemental Framework Agreement to no more than one year will (i) better accommodate the actual business development, (ii) avoid unnecessary business interruption, and (iii) ensure long-term and stable business development and contribute to the continuity of market recognition.

In view of the above, the Directors (including the independent non-executive Directors) consider that the Revised Annual Cap and the terms of the Supplemental Framework Agreement and the transactions contemplated thereunder, including the New Annual Cap, are fair and reasonable; and the Supplemental Framework Agreement and the transactions contemplated thereunder are on normal commercial terms or better, in the ordinary and usual course of business of the Group and in the interests of the Group and its Shareholders as a whole. According to the related party (connected) transactions management system of the Company, a Director who holds a position in a legal entity that can directly or indirectly control the counterparty of the connected transaction shall abstain from voting on the Board resolutions approving such transactions. The non-executive Directors, namely, Mr. Pang Jiemin and Mr. Wang Linjing, who hold various positions in Tianfeng Securities, respectively, may directly or indirectly control the counterparties to the Supplemental Framework Agreement. As such, to avoid any potential conflict of interest, each of them has abstained from voting on the Board resolutions approving the Revised Annual Cap and the Supplemental Framework Agreement (including the New Annual Cap) and the transactions contemplated thereunder.

The Company has adopted and will continue to adopt the pricing policy as disclosed in the Announcement to govern the pricing for the transactions contemplated under the Supplemental Framework Agreement.

INTERNAL CONTROL MEASURES

In order to safeguard the interests of the Company and the Shareholders as a whole, the Group has adopted the following internal control measures regarding the Supplemental Framework Agreement and the transactions contemplated thereunder, namely:

(i) the relevant business department of the Company will (1) keep track of the prevailing market rentals, property management fees and lease terms of properties comparable to the properties leased or to be leased under the Supplemental Framework Agreement in terms of similar usage, size and location, (2) regularly monitor the transactions under the Supplemental Framework Agreement, and (3) ensure that (a) the rentals and property service fees are charged on normal commercial terms or better, (b) the transactions are conducted in accordance with the terms of the Supplemental Framework Agreement and (c) the Revised Annual Cap and the New Annual Cap are not exceeded;

(ii) the independent non-executive Directors will conduct an annual review of the implementation and enforcement of the continuing connected transactions under the Supplemental Framework Agreement;

(iii) the Company's external auditors will conduct an annual review on the pricing and the Revised Annual Cap and the New Annual Cap of the continuing connected transactions contemplated under the Supplemental Framework Agreement;

(iv) the audit committee of the Board of the Company, which is in charge of internal control and risk management, will perform internal review and control over the continuing connected transactions of the Company, making sure the decision-making process for connected transactions of the Company is in line with requirements under relevant laws, regulations and the articles of association of the Company, the price of each connected transaction is fair and the transaction procedure is legal and effective, and there is no harm to the interests of the Company and other Shareholders;

(v) the Company has established its "Related Party (Connected) Transactions Management System" to ensure the connected transactions carried out by the Group in strict compliance with the Listing Rules under the principles of impartiality, openness and fairness; and

(vi) the Company will arrange compliance trainings for the directors, senior management and staff from the relevant departments of the Group from time to time, primarily focusing on the rules relating to connected transactions under Chapter 14A of the Listing Rules.

INFORMATION ON THE PARTIES

The Company

The Company is principally engaged in the securities brokerage business.

Desheng Investment

Desheng Investment is a company established in the PRC with limited liability on 4 July 2000. It is held through a private equity investment fund under the ABS Scheme. It is wholly-owned by the fund manager, namely, Kailong Private Equity Fund Management (Shanghai) Co., Ltd.* (凱龍私募基金管理(上海)有限公司, previously known as Kailong Equity Investment Management (Shanghai) Co., Ltd.* (凱龍股權投資管理(上海)有限公司), "**Kailong**"), which is an independent third party of the Company. Desheng Investment is principally engaged in investment activities with own funds.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, based on the information provided by Desheng Investment:

(i) Kailong is a company established in the PRC with limited liability and is principally engaged in private equity fund management and venture capital fund management services.

(ii) Kailong is a wholly-owned subsidiary of Kailong REI Project Investment Consulting (Hong Kong) Co., Limited (凱龍瑞項目投資諮詢(香港)有限公司, "**Kailong REI**"), a limited liability company incorporated in Hong Kong and is principally engaged in financial service activities, including investment and holding companies, and the activities of funds and similar financial entities.

(iii) Kailong REI is wholly-owned by Kailong Am Limited ("**Kailong Am**"). Kailong Am is a company incorporated in the British Virgin Islands with, a diverse shareholder base of over 20 shareholders and is engaged in investment holding.

(iv) As at the date of this announcement, the two largest ultimate beneficial owners of Kailong Am are Mr. Cheng Hei Ming and Mr. Sun Dong Ping. Mr. Cheng Hei Ming indirectly holds approximately 29.90% interests of Kailong Am, and Mr. Sun Dong Ping is indirectly interested in approximately 40.10% of the company indirectly holding approximately 70.00% interests of Kailong Am.

To the best of the Directors' knowledge and belief and having made all reasonable enquiries, Desheng Investment and its ultimate beneficial owners are third parties independent of the Company and its connected persons.

IMPLICATIONS UNDER THE LISTING RULES

As at the date of this announcement, Tianfeng Securities held approximately 16.9171% of the Company's total issued share capital, and therefore is a substantial Shareholder of the Company. Tianfeng Asset Management is a wholly-owned subsidiary of Tianfeng Securities and therefore a connected person of the Company pursuant to Rule 14A.07 of the Listing Rules.

Tianfeng Asset Management is the issuer and manager of the ABS Scheme which, through a private equity investment fund, holds Desheng Investment which in turn holds the Properties and the Extended Properties. As such, the Company considered it appropriate to treat Desheng Investment as a "deemed connected person" of the Company in respect of the Supplemental Framework Agreement pursuant to the articles of association of the Company, the related party (connected) transactions management system of the Company and Rule 14A.20 of the Listing Rules. Accordingly, the transactions contemplated under the Supplemental Framework Agreement constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

Pursuant to Rule 14A.54 of the Listing Rules, if the Company intends to revise the annual cap of continuing connected transactions for the year ending 31 December 2026, the Company shall re-comply with the relevant requirements under Chapter 14A of the Listing Rules for the relevant continuing connected transactions, and the Company shall use the highest annual cap during the term of the Supplemental Framework Agreement in calculating the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) of the continuing connected transactions contemplated thereunder. As one or more of the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) in respect of the highest annual cap of the transactions contemplated under the Supplemental Framework Agreement exceeds 0.1% but all of them are less than 5%, the continuing connected transactions contemplated under the Supplemental Framework Agreement are subject to the reporting, announcement and annual review requirements, but exempt from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

DEFINITIONS

"2025 Framework Agreement"	the framework agreement for property leasing and related services entered into between the Company and Desheng Investment on 11 April 2025;
"ABS"	the asset-backed securities to be issued pursuant to the ABS Scheme;
"ABS Scheme"	the Tianfeng-Desheng Asset-backed Special Scheme (天風－得勝資產支持專項計劃) managed by the Tianfeng Asset Management to securitise the properties owned by Desheng Investment by issuing ABS, details of the scheme are disclosed in the Company's announcement dated 14 September 2021;
"Board"	the board of Directors;
"Company"	Financial Street Securities Co., Limited, a joint stock company incorporated in the People's Republic of China and the shares of which are listed on the Stock Exchange (stock code: 01476);
"connected person"	has the meaning ascribed to it under the Listing Rules;
"continuing connected transactions"	has the meaning ascribed to it under the Listing Rules;
"Director(s)"	the director (s) of the Company;

"Desheng Investment"	Beijing Desheng Investment Co., Ltd. (北京德勝投資有限責任公司), a company established in the PRC with limited liability on 4 July 2000;
"Existing Annual Cap"	the existing maximum annual cap for the continuing connected transactions contemplated under the 2025 Framework Agreement for the year ending 31 December 2026;
"Existing Leases"	leases entered into between the Group and Desheng Investment prior to the Supplemental Framework Agreement in respect of the Properties;
"Extended Properties"	certain units and floors of Desheng International Center* (德勝國際中心), located at No. 83, Deshengmenwai Street, Xicheng District, Beijing, the PRC, which will be leased by Desheng Investment to the Group under the Supplemental Framework Agreement;
"Group"	the Company and its subsidiaries;
"IFRS 16"	International Financial Reporting Standard 16 "Leases", effective on 1 January 2019;
"Leases"	leases which have been or to be entered into between the Group and Desheng Investment under the 2025 Framework Agreement and the Supplemental Framework Agreement, including the Existing Leases;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange;
"New Annual Cap"	the New Annual Cap for the year ending 31 December 2027 under the Supplemental Framework Agreement as determined by the resolution of the Board as at the date of this announcement;
"PRC"	the People's Republic of China, for the purpose of this announcement, excluding Hong Kong, Macau Special Administrative Region and Taiwan;
"Properties"	certain units of Desheng International Center* (德勝國際中心), located at No. 83, Deshengmenwai Street, Xicheng District, Beijing, the PRC, which have been leasing and will be leased by Desheng Investment to the Group under the 2025 Framework Agreement;

"Revised Annual Cap"	the annual cap for the year ending 31 December 2026 under the 2025 Framework Agreement as revised by the resolution of the Board as at the date of this announcement;
"RMB"	Renminbi, lawful currency of the PRC;
"Shareholder(s)"	the holder (s) of shares of the Company;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"Supplemental Framework Agreement"	the supplemental agreement dated 8 May 2026 entered into between the Company and Desheng Investment in relation to revising the 2025 Framework Agreement;
"Tianfeng Asset Management"	Tianfeng (Shanghai) Securities Asset Management Co., Ltd.* (天風(上海)證券資產管理有限公司), a company established in the PRC with limited liability on 24 August 2020 and a wholly-owned subsidiary of Tianfeng Securities;
"Tianfeng Securities"	Tianfeng Securities Co., Ltd. (天風證券股份有限公司), a joint stock limited company incorporated in the PRC and listed on the Shanghai Stock Exchange (stock code: 601162), and a substantial Shareholder of the Company; and
"%"	per cent.

* *For identification purpose only*

By order of the Board
Zhu Yanhui
Chairman

Beijing, the PRC
8 May 2026

As at the date of this announcement, the Board comprises Mr. Zhu Yanhui and Mr. Yin Guohong as executive Directors; Mr. Pang Jiemin, Mr. Wang Linjing, Mr. Li Yanyong, Mr. Xie Xin and Mr. Zhou Lijun (Employee Representative Director) as non-executive Directors; Mr. Chen Xin, Mr. Xu Hongcai, Ms. Cheng Zhuo and Mr. Qi Liang as independent non-executive Directors.