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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	(UPDATED) Final Dividend for the Year Ended 31 December 2025
Announcement date	13 May 2026
Status	Update to previous announcement
Reason for the update / change	Update the following items: 1. Date of shareholders' approval 2. Ex-dividend date 3. Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend 4. Book close period 5. Record date 6. Payment date
Information relating to the dividend	
Dividend type	Final
Dividend nature	Ordinary
For the financial year end	31 December 2025
Reporting period end for the dividend declared	31 December 2025
Dividend declared	RMB 0.145 per share
Date of shareholders' approval	12 June 2026
Information relating to Hong Kong share register	
Default currency and amount in which the dividend will be paid	To be announced
Exchange rate	To be announced
Ex-dividend date	16 June 2026
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	17 June 2026 16:30
Book close period	From 18 June 2026 to 24 June 2026
Record date	24 June 2026
Payment date	11 August 2026
Share registrar and its address	Computershare Hong Kong Investor Services 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 applied to the dividend declared	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 "Dividend Tax" in the annual results announcement of the Company dated 26 March 2026. If the individual holders of H Shares are residents of countries or regions that have a tax rate higher than 10% but lower than 20% under the tax treaties with the PRC, the Company will withhold and pay individual income tax at the applicable tax rates stated in such tax treaties on behalf of such Shareholders. 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.

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 withhold 10% of the annual dividend as enterprise income tax, before distributing the annual 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 organisations 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 comprise Mr. Sun Jie and Mr. Song Ronghua as executive Directors; Mr. Meng Chunying, Mr. Han Fengxiang and Mr. Guo Mingming as non-executive Directors; Mr. Song Baocheng, Ms. Tong Yan and Ms. Lu Qing as independent non-executive Directors; and Ms. Lyu Min as employee representative Director.