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## THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

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If you are in any doubt as to any aspect of this circular or as to what action to take in relation to this circular, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional public accountant or other professional adviser.

If you have sold or transferred all your shares in **Financial Street Property Co., Limited**, you should at once hand this circular, together with the enclosed proxy form, to the purchaser(s) or transferee(s) or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s). Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this circular, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this circular.

# 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)**

**(1) 2021 REPORT OF THE BOARD**  
**(2) 2021 REPORT OF THE SUPERVISORY COMMITTEE**  
**(3) 2021 AUDITED CONSOLIDATED FINANCIAL STATEMENTS**  
**(4) 2021 ANNUAL REPORT**  
**(5) PROFIT DISTRIBUTION PLAN FOR 2021**  
**(6) ANNUAL FINANCIAL BUDGET FOR 2022**  
**(7) RE-APPOINTMENT OF INTERNATIONAL AND DOMESTIC AUDITORS FOR 2022**  
**(8) PROPOSED RE-ELECTION AND NEW APPOINTMENT OF DIRECTORS OF THE SECOND SESSION OF THE BOARD AND PROPOSED RE-ELECTION AND APPOINTMENT OF SHAREHOLDER REPRESENTATIVE SUPERVISORS OF THE SECOND SESSION OF THE SUPERVISORY COMMITTEE**  
**(9) TO AUTHORIZE THE BOARD TO DETERMINE THE REMUNERATION PLAN FOR THE SECOND SESSION OF THE BOARD AND THE SUPERVISORY COMMITTEE IN ACCORDANCE WITH THE COMPANY'S INTERNAL POLICIES AND RELEVANT REGULATORY REQUIREMENTS**  
**(10) AUTHORIZATION TO THE BOARD TO CONDUCT NON-SUBSTANTIVE AMENDMENTS TO THE BUSINESS SCOPE OF THE ARTICLES OF ASSOCIATION**

**AND**

**NOTICE OF THE 2021 ANNUAL GENERAL MEETING**

A notice convening the AGM of Financial Street Property Co., Limited to be held on Thursday, 9 June 2022 at 2:00 p.m. at 2/F, Financial Street Centre, No. 9A Financial Street, Xicheng District, Beijing, the PRC is set out on pages AGM-1 to AGM-4 of this circular. A proxy form for use at the AGM is also enclosed in this circular. Such proxy form is also published on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.jrjlife.com](http://www.jrjlife.com)).

Shareholders who intend to appoint a proxy to attend the AGM shall complete and return the enclosed proxy form in accordance with the instructions printed thereon not less than 24 hours before the time fixed for holding the AGM or any adjournment thereof (as the case may be). Completion and return of the proxy form will not preclude Shareholders from attending and voting in person at the AGM or any adjourned meeting thereof if Shareholders so wish.

### PRECAUTIONARY MEASURES FOR THE ANNUAL GENERAL MEETING

To safeguard the health and safety of Shareholders and to prevent and control the spread of COVID-19, the Company will take the following precautionary measures at the AGM:

- (1) compulsory temperature checks and the body temperature shall not be higher than 37.2 °C
- (2) scan a QR code for registration with his/her own information through the applet, "Beijing Jiankangbao (北京健康寶)", and the result should be normal
- (3) Communication Big Data Itinerary Card (通信大數據行程卡) checks, and attendees who have traveled to/passed by cities or districts other than Beijing within past 14 days with asterisk (\*) shown will be denied entry into the venue of the AGM, attendees who have traveled to/passed by low-risk cities or districts other than Beijing within past 14 days shall hold a negative nucleic acid test certificate issued within 48 hours (i.e. time before the convening of the AGM) if they wish to enter into the venue of the AGM
- (4) wearing of face masks throughout the AGM (please bring your own mask)
- (5) no souvenirs will be distributed and no refreshments will be served

To the extent permitted by law, any person who does not comply with the precautionary measures (1), (2), (3) and (4) as set out above may be denied entry into the venue of the AGM at the absolute discretion of the Company. Shareholders may appoint the chairman of the meeting as their proxy to vote on the relevant resolutions at the AGM instead of attending the AGM in person.

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## **PRECAUTIONARY MEASURES FOR THE ANNUAL GENERAL MEETING**

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Having considered the influence of COVID-19 epidemic and the guidelines and requirements for the control of its spread, to safeguard the safety of Shareholders and other attendees, the following precautionary measures will be taken at the AGM by the Company:

- (i) compulsory body temperature checks will be conducted on every attendee at the entrance of the venue of the AGM. Any person with a body temperature of over 37.2 degrees Celsius or with the symptoms of dry cough, fatigue, sore throat and other persons who feel unwell will be denied entry into the venue of the AGM.
- (ii) attendees shall bring and wear their own face masks inside the venue of the AGM at all times, and maintain appropriate distance between seats.
- (iii) attendees shall scan a QR code for registration with their own information through the applet, “Beijing Jiankangbao (北京健康寶)”, and the results should be shown as normal, otherwise they will be denied entry into the venue of the AGM.
- (iv) Communication Big Data Itinerary Card (通信大數據行程卡) checks will be conducted on all attendees, and attendees who have traveled to/passed by cities or districts other than Beijing within past 14 days with asterisk (\*) shown will be denied entry into the venue of the AGM, attendees who have traveled to/passed by low-risk cities or districts other than Beijing within past 14 days shall hold a negative nucleic acid test certificate issued within 48 hours (before the convening of the AGM) if they wish to enter into the venue of the AGM.
- (v) no souvenirs will be distributed and no refreshments will be served at the AGM.

To the extent permitted by law, any person who does not comply with the precautionary measures (i) to (iv) as set out above may be denied entry into the venue of the AGM at the absolute discretion of the Company in order to ensure the safety of the attendees at the AGM.

In the interest of all stakeholders’ health and safety, the Company reminds all Shareholders that physical attendance at the AGM is not necessary for the purpose of exercising voting rights. Shareholders, particularly those who are subject to quarantine, are recommended to use a proxy form with voting instructions inserted to appoint the Chairman of the AGM as their proxy to vote on the relevant resolutions at the AGM instead of attending the AGM in person.

Based on the current development of the COVID-19 pandemic and changes in circumstances, the Company may need to implement further changes and arrangements for the AGM shortly in order to comply with the policies and requirements of the PRC in relation to the prevention and control of the COVID-19 pandemic. Shareholders may check the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.jrjlife.com](http://www.jrjlife.com)) for further announcements and updates on the arrangements for the AGM.

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## **PRECAUTIONARY MEASURES FOR THE ANNUAL GENERAL MEETING**

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The form of proxy is attached to this circular for Shareholders who opt to receive physical circulars. Alternatively, the form of proxy can be downloaded from the website of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the “Investor Relations – Announcements and Notices” section of the website of the Company ([www.jrjlife.com](http://www.jrjlife.com)). If you are not a registered Shareholder (if your Shares are held via banks, brokers, custodians or The Hong Kong Securities Clearing Company Limited), you should consult directly your banks or brokers or custodians (as the case may be) to assist you with the appointment of proxy.

Shareholders are recommended by the Company that physical attendance at the AGM is not necessary. If Shareholders have any questions about the relevant resolutions, or about the Company or any matters for communication with the Board, they are welcome to contact the Company as follows:

Tel: +86 10 6621 5866

Email: [ir@fsig.com.cn](mailto:ir@fsig.com.cn)

If Shareholders have any questions relating to the AGM, please contact Computershare Hong Kong Investor Services Limited, the share registrar, as follows:

Address: 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong

Websites: [www.computershare.com/hk/contact](http://www.computershare.com/hk/contact)

Tel: +852 2862 8555

Fax: +852 2865 0990

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## DEFINITIONS

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In this circular, unless the context otherwise requires, the following expressions shall have the meanings set out below:

“AGM” or “Annual General Meeting”	the annual general meeting of the Company to be held on Thursday, 9 June 2022 at 2:00 p.m. at 2/F, Financial Street Centre, No. 9A Financial Street, Xicheng District, Beijing, the PRC to consider and, if appropriate, to approve the resolutions contained in the notice of the meeting which is set out on pages AGM-1 to AGM-4 of this circular, or any adjournment thereof
“Articles of Association”	the articles of association of the Company currently in force
“Board”	the board of Directors of the Company
“China” or the “PRC”	the People’s Republic of China, but for the purpose of this circular and for geographical reference only, “China” and the “PRC” in this circular do not include Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“Company”	Financial Street Property Co., Limited (金融街物業股份有限公司), a joint stock company incorporated in the PRC with limited liability, the H Shares of which are listed on the Main Board of the Stock Exchange (stock code: 1502)
“Director(s)”	the director(s) of the Company
“Domestic Share(s)”	ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, which are subscribed for and paid up in Renminbi
“Financial Street Group”	Beijing Financial Street Investment (Group) Co., Ltd. (北京金融街投資(集團)有限公司), a state-owned enterprise incorporated in the PRC on 29 May 1996. As at the Latest Practicable Date, it indirectly holds 34.35% of the issued share capital in the Company through its wholly-owned subsidiary
“Group”	the Company and its subsidiaries

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## DEFINITIONS

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“H Share(s)”	overseas listed foreign shares in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong dollars and listed on the Main Board of the Stock Exchange
“H Shareholder(s)”	holders of H Share(s)
“HK\$” or “Hong Kong dollars”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Latest Practicable Date”	22 April 2022, being the latest practicable date prior to the printing of this circular for ascertaining certain information in this circular
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“RMB” or “Renminbi”	Renminbi, the lawful currency of the PRC
“SFO”	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong, as amended from time to time
“Share(s)”	ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, comprising Domestic Shares and H Shares
“Shareholder(s)”	holder(s) of Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Supervisor(s)”	supervisor(s) of the Company
“Supervisory Committee”	the supervisory committee of the Company
“Financial Street Affiliates Group”	Financial Street Group and its joint ventures and associates
“2021 Annual Report”	the annual report of the Company for the year ended 31 December 2021, which has been published on the websites of the Stock Exchange ( <a href="http://www.hkexnews.hk">www.hkexnews.hk</a> ) and the Company ( <a href="http://www.jrjlife.com">www.jrjlife.com</a> )

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## DEFINITIONS

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“2021 Audited Consolidated Financial Statements”	the audited consolidated financial statements of the Group for the year ended 31 December 2021, the full text of which is set out in the 2021 Annual Report
“2021 Report of the Board”	the report of the Board for the year ended 31 December 2021, the full text of which is set out in the 2021 Annual Report
“2021 Report of the Supervisory Committee”	the report of the Supervisory Committee for the year ended 31 December 2021, the full text of which is set out in the 2021 Annual Report

In this circular, the terms “controlling shareholder” and “subsidiary” have the meanings given to such terms in the Listing Rules, unless the context otherwise requires. The English names of Chinese entities included in this circular are unofficial translations of their Chinese names and are included for identification purposes only.

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LETTER FROM THE BOARD

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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)**

*Executive Directors:*

Mr. Sun Jie (*Chairman*)  
Ms. Xue Rui

*Registered office in the PRC:*

33 Financial Street  
Xicheng District  
Beijing  
PRC

*Non-executive Directors:*

Mr. Shen Mingsong  
Mr. Zhou Peng  
Mr. Liang Jianping  
Mr. Jiang Rui

*Principal place of business in the PRC:*

24/F, Xihuan Plaza Tower 2  
1 Xizhimenwai Avenue  
Xicheng District

*Independent non-executive Directors:*

Mr. Song Baocheng  
Ms. Tong Yan  
Ms. Lu Qing

Beijing  
PRC

*Principal place of business in Hong Kong:*

46/F, Hopewell Centre  
183 Queen's Road East  
Wan Chai  
Hong Kong

25 April 2022

*To the Shareholders:*

Dear Sir or Madam,

- (1) 2021 REPORT OF THE BOARD**  
**(2) 2021 REPORT OF THE SUPERVISORY COMMITTEE**  
**(3) 2021 AUDITED CONSOLIDATED FINANCIAL STATEMENTS**  
**(4) 2021 ANNUAL REPORT**  
**(5) PROFIT DISTRIBUTION PLAN FOR 2021**  
**(6) ANNUAL FINANCIAL BUDGET FOR 2022**  
**(7) RE-APPOINTMENT OF INTERNATIONAL AND DOMESTIC AUDITORS**  
**FOR 2022**  
**(8) PROPOSED RE-ELECTION AND NEW APPOINTMENT OF DIRECTORS**  
**OF THE SECOND SESSION OF THE BOARD AND PROPOSED RE-ELECTION**  
**AND APPOINTMENT OF SHAREHOLDER REPRESENTATIVE SUPERVISORS**  
**OF THE SECOND SESSION OF THE SUPERVISORY COMMITTEE**  
**(9) TO AUTHORIZE THE BOARD TO DETERMINE THE REMUNERATION**  
**PLAN FOR THE SECOND SESSION OF THE BOARD AND THE SUPERVISORY**  
**COMMITTEE IN ACCORDANCE WITH THE COMPANY'S INTERNAL**  
**POLICIES AND RELEVANT REGULATORY REQUIREMENTS**  
**(10) TO AUTHORIZE THE BOARD TO CONDUCT NON-SUBSTANTIVE**  
**AMENDMENTS TO THE BUSINESS SCOPE OF THE ARTICLES OF**  
**ASSOCIATION**  
**AND**  
**NOTICE OF THE 2021 ANNUAL GENERAL MEETING**



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## LETTER FROM THE BOARD

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### 1. INTRODUCTION

The purpose of this circular is to provide you with the notice of the AGM and the information reasonably necessary to enable you to make an informed decision on whether to vote for or against the proposed resolutions at the AGM.

At the AGM, ordinary resolutions will be proposed as follows:

- (a) to consider and approve the 2021 Report of the Board;
- (b) to consider and approve the 2021 Report of the Supervisory Committee;
- (c) to consider and approve the 2021 Audited Consolidated Financial Statements;
- (d) to consider and approve the 2021 Annual Report;
- (e) to consider and approve the profit distribution plan for 2021;
- (f) to consider and approve the annual financial budget for 2022;
- (g) to consider and approve the re-appointment of international and domestic auditors for 2022, and to approve the Board to authorise the management to fix their remuneration;
- (h)
  - (i) to consider and approve the re-election of Mr. Sun Jie as an executive Director of the second session of the Board;
  - (ii) to consider and approve the re-election of Ms. Xue Rui as an executive Director of the second session of the Board;
  - (iii) to consider and approve the re-election of Mr. Shen Mingsong as a non-executive Director of the second session of the Board;
  - (iv) to consider and approve the re-election of Mr. Liang Jianping as a non-executive Director of the second session of the Board;
  - (v) to consider and approve the election of Mr. Li Liang as a non-executive Director of the second session of the Board;

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## LETTER FROM THE BOARD

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- (vi) to consider and approve the election of Ms. Zhao Lu as a non-executive Director of the second session of the Board;
  - (vii) to consider and approve the re-election of Mr. Song Baocheng as an independent non-executive Director of the second session of the Board;
  - (viii) to consider and approve the re-election of Ms. Tong Yan as an independent non-executive Director of the second session of the Board;
  - (ix) to consider and approve the re-election of Ms. Lu Qing as an independent non-executive Director of the second session of the Board;
  - (x) to consider and approve the re-election of Mr. Liu Anpeng as a Shareholder representative Supervisor of the second session of the Supervisory Committee;
  - (xi) to consider and approve the re-election of Ms. Gao Minghui as a Shareholder representative Supervisor of the second session of the Supervisory Committee; and
- (i) to authorize the Board to determine the remuneration plan for the second session of the Board and the Supervisory Committee in accordance with the Company's internal policies and relevant regulatory requirements.

At the AGM, special resolution will be proposed as follows:

- (a) to approve and authorize the Board to conduct non-substantive amendments to the business scope of the Articles of Association.

In order to enable you to have a better understanding of the resolutions to be proposed at the AGM and to make an informed decision in the circumstance where sufficient and necessary information is available, we have provided detailed information to Shareholders in this circular.

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## LETTER FROM THE BOARD

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### 2. BUSINESSES TO BE CONSIDERED AT THE AGM

#### 2.1 To consider and approve the 2021 Report of the Board

The full text of the 2021 Report of the Board is set out in the section headed “Report of the Board” in the 2021 Annual Report.

The 2021 Report of the Board was considered and approved by the Board on 24 March 2022 and is hereby proposed at the AGM for consideration and approval.

#### 2.2 To consider and approve the 2021 Report of the Supervisory Committee

The full text of the 2021 Report of the Supervisory Committee is set out in the section headed “Report of the Supervisory Committee” in the 2021 Annual Report.

The 2021 Report of the Supervisory Committee was considered and approved by the Supervisory Committee on 24 March 2022 and is hereby proposed at the AGM for consideration and approval.

#### 2.3 To consider and approve the 2021 Audited Consolidated Financial Statements

The full text of the 2021 Audited Consolidated Financial Statements has been set out in the 2021 Annual Report.

The 2021 Audited Consolidated Financial Statements were considered and approved by the Board on 24 March 2022 and are hereby proposed at the AGM for consideration and approval.

#### 2.4 To consider and approve the 2021 Annual Report

The 2021 Annual Report was considered and approved by the Board on 24 March 2022 and is hereby proposed at the AGM for consideration and approval.

#### 2.5 To consider and approve the profit distribution plan for 2021

The profit distribution plan for 2021 was considered and approved by the Board on 24 March 2022, and the Board proposed the distribution of a final dividend of RMB0.222 per Share (before tax) for the year ended 31 December 2021 (the “**Annual Dividend**”). The profit distribution plan shall be subject to the consideration and approval of the Shareholders at the AGM. The Annual Dividend payable to Domestic Shareholders shall be paid in Renminbi and the Annual Dividend payable to H Shareholders shall be declared in Renminbi and paid in Hong Kong dollars, the exchange rate of which will be calculated based on the average

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## LETTER FROM THE BOARD

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exchange rate of Renminbi against Hong Kong dollars published by the People's Bank of China one calendar week prior to the AGM. Upon approval at the AGM, the Annual Dividend will be paid on or before Monday, 8 August 2022.

Subject to the approval of the Shareholders at the AGM, the Annual Dividend will be distributed to the Shareholders whose names appear on the register of members of the Company on Monday, 20 June 2022. For the purpose of determining the entitlement of the H Shareholders to the Annual Dividend, the H Share register of members of the Company will be suspended from Wednesday, 15 June 2022 to Monday, 20 June 2022, both days inclusive, during which period no transfer of H Shares will be registered. In order for H Shareholders to qualify for the proposed Annual Dividend, all properly completed share transfer forms together with the relevant share certificates must be lodged with the Company's H Share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan chai, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 14 June 2022.

Pursuant to the Enterprise Income Tax Law of the PRC 《(中華人民共和國企業所得稅法)》 and its implementing rules which came into effect on 1 January 2008, and amended on 24 February 2017 and 29 December 2018, the Notice on the Issues Concerning Withholding the Enterprise Income Tax on the Dividends Paid by Chinese Resident Enterprise to H Shareholders which are Overseas Non-resident Enterprises (Guo Shui Han [2008] No. 897) 《(關於中國居民企業向境外H股非居民企業股東派發股息代扣代繳企業所得稅有關問題的通知)》(國稅函[2008]897號)), which was promulgated by the State Administration of Taxation and came into effect on 6 November 2008, etc., where a PRC domestic enterprise distributes dividends for 2008 and subsequent years for financial periods beginning from 1 January 2008 to non-resident enterprise shareholders, it is required to withhold 10% enterprise income tax for such non-resident enterprise shareholders. Therefore, as a PRC domestic enterprise, the Company will, after withholding 10% of the annual dividend as enterprise income tax, distribute the annual dividend to non-resident enterprise Shareholders whose names appear on the H Share register of members of the Company, 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 H Shareholders registered in the name of other organizations and groups. After receiving dividends, the non-resident enterprise Shareholders may apply to the relevant tax authorities for enjoying treatment of taxation treaties (arrangement) in person or by proxy or by the Company, and provide information to prove that it is an actual beneficiary under the requirements of such taxation treaties (arrangement). After the tax authorities have verified that there is no error, it shall refund the tax difference between the amount of tax levied and the amount of tax payable calculated at the tax rate under the requirements of the relevant taxation treaties (arrangement).

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## LETTER FROM THE BOARD

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Pursuant to the Notice on the Issues Regarding Levy of Individual Income Tax after the Abolishment of Guo Shui Fa [1993] No. 045 Document (Guo Shui han [2011] No. 348) (《關於國稅發[1993]045號文件廢止後有關個人所得稅徵管問題的通知》(國稅函[2011]348號)), the Company shall withhold and pay individual income tax for individual holders of H Shares. 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.

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. If such Shareholders wish to claim refund of the amount in excess of the individual income tax payable under the relevant tax treaties, the Company may apply, on behalf of such Shareholders and according to the relevant tax treaties, for the relevant agreed preferential tax treatment, provided that the relevant Shareholders submit the relevant documents and information in a timely manner required by the Administrative Measures on Enjoying Treatment under Tax Treaties by Non-resident Taxpayers (State Administration of Taxation Announcement 2015, No. 60) (《非居民納稅人享受稅收協議待遇管理辦法》(國家稅務總局公告2015年第60號)) and the provisions of the relevant tax treaties. The Company will assist with the tax refund subject to the approval of the competent tax authorities.

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.

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. 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.

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## LETTER FROM THE BOARD

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### **2.6 To consider and approve the annual financial budget for 2022**

Based on its analysis on its operation in 2021, and considering its future development plan and the industry trend, the Company has prepared the financial budget plan for 2022, which is hereby proposed at the AGM for consideration and approval:

The Company's total budget of operating expenses and costs (after deducting taxes, surcharges and non-operating expenses) in 2022 is expected to be approximately RMB1,399 million;

According to its needs for business expansion and its plan for use of fund raised, the Company's total investment budget in 2022 is expected to be approximately RMB982 million.

Important note: These budgets serve as the Company's internal management and control indicators for its operation plan for 2022, and do not represent its annual profit forecast. Achievement of those indicators is conditional upon corporate operation and management practices, market changes, macroeconomic environment and other internal and external factors, and is subject to uncertainty. Investors are advised to pay attention.

### **2.7 To consider and approve the re-appointment of international and domestic auditors for 2022 and to approve the Board to authorise the management to fix their remuneration**

Grant Thornton Hong Kong Limited (致同(香港)會計師事務所有限公司) and Grant Thornton (Special General Partnership) (致同會計師事務所(特殊普通合夥)) will retire as the auditors of the Company with effect from the conclusion of the 2021 AGM and, being eligible, offer themselves for re-appointment.

The Board, upon the recommendation of the audit committee of the Company, proposed to re-appoint Grant Thornton Hong Kong Limited (致同(香港)會計師事務所有限公司) and Grant Thornton (Special General Partnership) (致同會計師事務所(特殊普通合夥)) as the international and domestic auditors of the Company for the year 2022, respectively, to hold office until the conclusion of the next annual general meeting of the Company, and to approve the Board to authorize the management to determine their remuneration.

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## LETTER FROM THE BOARD

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### **2.8 To consider the re-election and new appointment of Directors of the second session of the Board and to consider the re-election and appointment of Shareholder representative Supervisors of the second session of the Supervisory Committee**

Reference is made to the announcement of the Company dated 24 March 2022 in respect of: (i) the proposed re-election and new appointment of Directors of the second session of the Board; and (ii) the proposed re-election and appointment of Shareholder representative Supervisors of the second session of the Supervisory Committee.

Given that the term of office of all Directors of the first session of the Board and all Supervisors of the first session of the Supervisory Committee will expire on the date of the 2021 AGM, in accordance with the requirements of the Company Law of the PRC, the Listing Rules and the Articles of Association, the Company proposes to elect Directors of the second session of the Board and Shareholder representative Supervisors of the second session of the Supervisory Committee at the AGM. The employee representative Supervisors will be elected separately at the Employee Representative Meeting of the Company.

According to the Articles of Association, the Directors and Supervisors are entitled to stand for re-election upon the expiry of their respective terms of office. Therefore, the resolution on the proposed appointment of Directors of the second session of the Board and Shareholder representative Supervisors of the second session of the Supervisory Committee will be submitted to the AGM for Shareholders' consideration and approval. The term of office of the Directors of the second session of the Board and the Shareholder representative Supervisors of the second session of the Supervisory Committee is three years from the date of passing the resolutions at the general meeting.

#### ***DIRECTORS***

Certain members of the first session of the Board, namely Mr. Sun Jie (executive Director), Ms. Xue Rui (executive Director), Mr. Shen Mingsong (non-executive Director), Mr. Liang Jianping (non-executive Director), Mr. Song Baocheng (independent non-executive Director), Ms. Tong Yan (independent non-executive Director) and Ms. Lu Qing (independent non-executive Director), have been nominated as candidates for re-election as Directors of the second session of the Board.

The remaining members of the first session of the Board, namely Mr. Zhou Peng (non-executive Director) and Mr. Jiang Rui (non-executive Director), have confirmed that they will cease to serve as non-executive Directors and relevant committees of the Board of the Company upon expiration of their terms of office due to other work commitments, and have confirmed to the Company that they have no disagreement with the Board and there is no matter relating to their termination that needs to be brought to the attention of the Shareholders of the Company.

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## LETTER FROM THE BOARD

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The Board would like to take this opportunity to express its sincere gratitude to Mr. Zhou Peng and Mr. Jiang Rui for their contributions to the Company during their tenure of office.

The Board is pleased to announce that Mr. Li Liang (“**Mr. Li**”) and Ms. Zhao Lu (“**Ms. Zhao**”) have been nominated as candidates for non-executive Directors of the second session of the Board. The term of office of the second session of the Board shall be three years from the date of passing the resolution at the AGM.

The nominees of the second session of the Board include three independent non-executive Directors which constitute one-third of the Board and fulfill the requirements of the Hong Kong Listing Rules. In considering the proposed re-election and election of independent non-executive Directors, the nomination committee of the Company and the Board have taken into account the following factors:

1. the nominees for independent non-executive Directors have extensive and solid experience in different sectors including accounting, finance, property management and economics, etc. Their respective education, background, experience and practical experience enable them to provide valuable and diversified opinions; and
2. the nominees for independent non-executive Directors have all confirmed to the Company that they comply with the independence requirement under Rule 3.13 of the Listing Rules. The Company has conducted an assessment on their independence and is of the view that each of them complies with the independence requirement as set out in Rule 3.13 of the Listing Rules and that they are considered as independent.

Accordingly, the Nomination Committee and the Board are of the view that the re-election of Mr. Song Baocheng, Ms. Tong Yan and Ms. Lu Qing as the independent non-executive Directors can enhance the management standard of the Company by virtue of their professional knowledge and extensive experience, while promoting the independence and objectiveness in the decision-making of the Board and the comprehensive and impartial supervision of the management of the Company, and are in the interests of the Company and the Shareholders as a whole.

Biographical details of the candidates for Directors of the second session of the Board are set out in Appendix I to this circular.



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## LETTER FROM THE BOARD

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### ***SUPERVISORS***

Mr. Liu Anpeng and Ms. Gao Minghui, members of the first session of the Supervisory Committee, have been nominated as candidates for re-election as Shareholder representative Supervisors of the second session of the Supervisory Committee. The term of office of the second session of the Supervisory Committee shall be three years from the date of passing the resolution at the AGM.

The biographical details of the candidates for Shareholder representative Supervisors of the second session of the Supervisory Committee are set out in Appendix I to this circular.

**2.9 To consider and authorize the Board to determine the remuneration plan for the second session of the Board and the Supervisory Committee in accordance with the Company's internal policies and relevant regulatory requirements**

Pursuant to the relevant requirements of the Company Law of the PRC, the Listing Rules and the Articles of Association, the Board (as authorized by the Shareholders) will determine the remuneration plan for the second session of the Board and Supervisory Committee in accordance with the Company's internal policies and relevant regulatory requirements based on the actual situation of the Company.

**2.10 To consider and approve and authorize the Board to conduct non-substantive amendments to the business scope of the Articles of Association**

Taking into account the Company's needs for business expansion and in order to improve decision-making efficiency, it is proposed to apply for an extension of the authorization granted by the general meeting to the Board to conduct non-substantial amendments to the main business scope of Article 14 "Business Scope" under Chapter 2 of the Articles of Association. The authorization period shall be from the date of the AGM to the date of the next annual general meeting (both days inclusive), subject to the following conditions: (1) only to increase, reduce, consolidate and divide the main business scope of the Company; (2) to register/file the business scope in accordance with the catalogue of business scope issued by the State Administration for Market Regulation.

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## LETTER FROM THE BOARD

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### 3 AGM AND PROXY ARRANGEMENT

The proxy form of the AGM is enclosed herewith.

If you intend to appoint a proxy to attend the AGM, you are required to complete and return the accompanying proxy form in accordance with the instructions printed thereon. H Shareholders are required to return the proxy form to the Company's H Share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong and Domestic Shareholders are required to return the proxy form to the Company's principal place of business in the PRC at 24/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC by personal delivery or by post not less than 24 hours before the time fixed for holding the AGM or any adjourned meeting thereof. Completion and return of the proxy form will not preclude you from attending and voting in person at the AGM or at any adjourned meeting should you so wish.

### 4 VOTING BY POLL

According to Rule 13.39(4) of the Listing Rules, any vote of Shareholders at a general meeting must be taken by poll. Accordingly, the chairman of the AGM will exercise his power under the Articles of Association to demand a poll in relation to all the proposed resolutions at the AGM.

### 5 RECOMMENDATION

The Board considers that the resolutions set out in the notice of the AGM are in the interests of the Company and its Shareholders as a whole. Accordingly, the Board recommends all Shareholders to vote in favour of such resolutions to be proposed at the AGM.

By order of the Board  
**Financial Street Property Co., Limited**  
**Sun Jie**  
*Chairman*

**BIOGRAPHICAL DETAILS OF DIRECTORS PROPOSED FOR RE-ELECTION AND NEW APPOINTMENT OF THE SECOND SESSION OF THE BOARD AND SHAREHOLDER REPRESENTATIVE SUPERVISORS PROPOSED FOR RE-ELECTION AND APPOINTMENT OF THE SECOND SESSION OF THE SUPERVISORY COMMITTEE**

**EXECUTIVE DIRECTORS**

**Mr. Sun Jie**

Aged 48, is an executive Director, chairman, general manager and the chairman of the nomination committee of the Company (the “**Nomination Committee**”). He is primarily responsible for leading the overall operations of the Company and making major operational decisions, overseeing the day-to-day affairs of the Board and supervising the implementation of Board resolutions and development of strategies of the Group.

Mr. Sun has over 24 years of experience in property management and hotel management. Mr. Sun joined the Group in January 1997 and since then has been working in various positions within Financial Street Affiliates Group, including as deputy manager of the food and beverage division (餐飲部副經理) in the Company from January to August 1997, then from August 1997 to June 2008, as manager of the food and beverage division (餐飲部經理), assistant general manager, and deputy general manager and then general manager in Beijing Shuncheng Hotel (北京順成飯店), where he was responsible for overseeing its management and operations. Mr. Sun successively served as deputy general manager and executive deputy general manager of Beijing Financial Street Assets Management Co., Ltd. (北京金融街資產管理有限公司), a company engaged in, among others, commercial property development and management business, from January 2011 to January 2014, when he was involved in its overall management of operations and assets management. Mr. Sun was appointed as general manager of the Company in January 2014 and as our chairman in November 2017.

Mr. Sun obtained his degree of Executive Master of Business Administration (EMBA) from The Hong Kong University of Science and Technology (香港科技大學) in May 2013. Mr. Sun has been the deputy secretary general of Beijing Property Management Association (北京物業管理行業協會) from July 2017 to July 2021, and has been the vice president of Beijing Property Management Industry Association from 15 July 2021. In addition, Mr. Sun has been an executive council member of China Property Management Institute (中國物業管理協會常務理事) since July 2019. He was successively honoured as one of the 2017–2018 Beijing Outstanding Entrepreneurs (2017–2018年北京優秀企業家) and the Talent of Outstanding Contribution of Fourth Xicheng “100 Talents” (第四屆西城「百名英才」突出貢獻人才).

In addition to his role as chairman, Mr. Sun also holds the title of general manager of the Company.

Mr. Sun's positions in the Company's subsidiaries or associates are as follows: the chairman of the board of directors of 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); the chairman of the board of directors of Beijing Financial Street Savills Jingnan Property Management Co., Ltd. (北京金融街第一太平戴維斯京南物業管理有限公司); the vice chairman of Chongqing Jiangbeizui Property Service Co., Ltd. (重慶市江北嘴物業服務有限公司); and the vice chairman of Huai'an Guolian Financial Centre Property Service Co., Ltd. (淮安市國聯金融中心物業服務有限公司).

Mr. Sun is a director of Beijing Rongxin Hetai Enterprise Management Co., Ltd. (北京融信合泰企業管理股份有限公司), a substantial Shareholder of the Company.

**Ms. Xue Rui**

Aged 50, is an executive Director and the executive deputy general manager (常務副總經理) of the Company. She is responsible for assisting our chairman and general manager to oversee the overall operations and management of the Company. Ms. Xue joined the Company in August 2014 as assistant general manager and was promoted to deputy general manager in May 2016 and then to executive deputy general manager in May 2018.

Ms. Xue has over 14 years of managerial experience in the hospitality industry. Before joining the Company, Ms. Xue worked at Operation Centre Xidan Grand Mercure Hotel (金融街資本運營中心西單美爵酒店) from May 2007 to January 2012, where her last position was assistant general manager. She worked at Beijing Financial Street Ritz-Carlton Property Co., Ltd. (北京金融街利茲置業有限公司) from February 2012 to July 2014, where she held the position of owner's representative.

Ms. Xue graduated from Tourism College of Beijing Union University (北京聯合大學旅遊學院) and completed a three-year junior college programme in hotel management in July 1998 and graduated from Institute of Finance and Commerce Management Beijing (北京市財貿管理幹部學院) with a bachelor's degree in business administration in July 2005.

Ms. Xue's positions in the Company's subsidiaries are as follows: executive director and manager of Beijing Jinxi Lilin Health Management Co., Ltd. (北京金禧麗鄰健康管理有限責任公司), chairman of Financial Street Hongya Property Services (Chongqing) Co., Ltd., director of Beijing Financial Street New City Property Management Co., Ltd.; and director of 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).

Ms. Xue is a director (vice chairman) of Beijing Rongxin Hetai Enterprise Management Co., Ltd. (北京融信合泰企業管理股份有限公司), a substantial Shareholder of the Company.

## NON-EXECUTIVE DIRECTORS

### Mr. Shen Mingsong

Aged 48, is a non-executive Director and a member of the remuneration committee of the Company (the “**Remuneration Committee**”). He is primarily responsible for providing advice on strategic development, policy formulation, and major operational decisions of the Group.

Mr. Shen has over 26 years of experience in the real estate development business. He worked as an assistant engineer at China Aeronautical Project and Design Institute (中國航空工業規劃設計研究院) (currently known as China Aviation Planning and Design Institute (Group) Co., Ltd. (中國航空規劃設計研究總院有限公司)), which carried out business in construction engineering in various fields including civil buildings and infrastructure, from August 1995 to June 1998. He then worked as a civil engineer of the engineering department in Beijing Zhongbaoxin Real Estate Development Limited (北京中保信房地產開發有限公司) (“**Zhongbaoxin**”, the predecessor of China Life Real Estate Investment Management Company Limited, the renaming of which occurred in November 2011), a real estate developer, from August 1998 to February 2002, and later as deputy manager of the engineering department in Beijing Yahua Real Estate Development Co., Ltd. (北京亞華房地產開發有限責任公司), a real estate developer, from February 2002 to August 2005. Mr. Shen was a manager of the engineering department in Zhongbaoxin from August 2005 to October 2007 and has been working as its deputy general manager since October 2007. Mr. Shen joined the Company in August 2019 and has been serving as a Director ever since. Currently, Mr. Shen is also the manager and the executive director of Shanghai Dingshan Investment Management Co., Ltd. (上海頂山投資管理有限公司), a company engaging in, among others, investment management, chairman of the board of directors of Beijing Ningmengshu Restaurant Co., Ltd. (北京檸檬樹餐飲有限公司) and Anhui Jiuhua Hotel Co., Ltd. (安徽省九華山莊有限公司), a director of China Life Merrill Gardens (Suzhou) Retirement and Health Management Co., Ltd. (國壽魅力花園(蘇州)養老養生管理有限公司) and China Life (Sanya) Health Investment Co., Ltd. (國壽(三亞)健康投資有限公司), an executive director of China Life Yuantong Real Estate Co., Ltd.(國壽遠通置業有限公司), and the person-in-charge of the Shenzhen branch of China Life Real Estate Investment Management Company Limited (國壽不動產投資管理有限公司深圳分公司).

Mr. Shen graduated from Department of Civil Engineering of Tsinghua University (清華大學) in July 1995 with a bachelor’s degree in engineering.

**Mr. Liang Jianping**

Aged 40, is a non-executive Director. He is primarily responsible for providing advice on strategic development, policy formulation, and major operational decisions of the Group.

Mr. Liang has over 15 years of managerial experience. From 2006 to 2015, he served at Beijing Xicheng District Committee of CPC (中共北京市西城區委員會), where his last position was section chief (科長). Mr. Liang joined Financial Street Group. in January 2015 and has been serving as its director of general office (辦公室主任) and its labour union (機關工會主席) since then. Since August 2020, Mr. Liang has served as the executive deputy director of Financial Street Group. He was appointed as a Director in November 2017.

Mr. Liang graduated from the Renmin University of China (中國人民大學) with a bachelor's degree in law in July 2004.

**Mr. Li Liang**

Aged 41, a candidate for non-executive Director of the second session of the Board of the Company.

Mr. Li has nearly 20 years of experience in the real estate industry. He joined Financial Street Holdings Co., Ltd. ("**Financial Street Holdings**"), a subsidiary of Financial Street Group, the controlling shareholder of the Company in 2003 as the project leader of the marketing department.

Mr. Li successively served as the deputy marketing manager of the marketing department of Beijing Desheng Investment Co., Ltd.\* (北京德勝投資有限公司), the marketing director of the office department of Financial Street Holdings, the deputy general manager of Financial Street Real Estate Consultants Co., Ltd.\* (金融街房地產顧問有限公司), the deputy general manager, general manager and executive director and deputy secretary of the Party branch of Financial Street (Tianjin) Real Estate Co., Ltd. (金融街(天津)置業有限公司), the general manager of Financial Street (Beijing) Real Estate Co., Ltd.\* (金融街(北京)置業有限公司), the chairman and general manager of Jingjin Rongdu (Tianjin) Real Estate Co., Ltd.\* (京津融都(天津)置業有限公司), and the executive director of Financial Street (Zunhua) Real Estate Development Co., Ltd.\* (金融街(遵化)房地產開發有限公司).

Mr. Li currently serves as the deputy general manager of Manager Office of Financial Street Holdings, the executive director of Manager Office and deputy secretary of the Party general branch of Financial Street (Beijing) Real Estate Co., Ltd. and the executive director of Manager Office of Financial Street Wuhan Real Estate Co., Ltd.\* (金融街武漢置業有限公司).

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APPENDIX I BIOGRAPHICAL DETAILS OF DIRECTORS PROPOSED FOR RE-ELECTION AND NEW APPOINTMENT OF THE SECOND SESSION OF THE BOARD AND SHAREHOLDER REPRESENTATIVE SUPERVISORS PROPOSED FOR RE-ELECTION AND APPOINTMENT OF THE SECOND SESSION OF THE SUPERVISORY COMMITTEE

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Mr. Li graduated from University of Science and Technology Beijing (北京科技大學) with a bachelor's degree in law in 2003.

As at the Latest Practicable Date, Mr. Li Liang held 27,000 A shares of Financial Street Holdings, representing approximately 0.0009% of the total issued share capital of Financial Street Holdings. Financial Street Holdings is an associated corporation of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571) (the “SFO”).

**Ms. Zhao Lu**

Aged 43, is a candidate for non-executive Director of the second session of the Board.

Ms. Zhao has over 20 years of experience in finance. She served as a cashier of the finance department of China Metallurgical Group Corporation (中國冶金科工集團公司) in 2001 and the tax manager of the planning and finance department in 2003. Ms. Zhao successively served as the head of the business consultancy department of MCC Finance Corporation Ltd. (中冶集團財務有限公司) and the chief accountant of MCC Real Estate Singapore Ltd. (中冶置業新加坡有限公司). She joined Beijing Financial Street Group Finance Co., Ltd. (北京金融街集團財務有限公司) (“**Financial Street Finance**”, a subsidiary of Financial Street Group), in 2015 as an assistant to the general manager of the general manager office. Ms. Zhao is currently the deputy general manager of Financial Street Finance.

Ms. Zhao graduated from Changchun Taxation College\* (長春稅務學院) with a bachelor's degree in finance in 2001 and graduated from Renmin University of China (中國人民大學) with a master's degree in accounting in 2009. Ms. Zhao received the qualification of intermediate economist issued by Beijing Municipal Human Resources and Social Security Bureau (北京市人力資源和社會保障局) in 2016. She also obtained a securities practitioner qualification issued by the Securities Association of China (中國證券業協會) in 2018.



## INDEPENDENT NON-EXECUTIVE DIRECTORS

### Mr. Song Baocheng (宋寶程, formerly known as “宋寶成”)

Aged 55, is an independent non-executive Director and a member of the Nomination Committee, Remuneration Committee and Audit Committee. He is primarily responsible for supervising and providing independent advice to our Board.

Mr. Song is a time-honoured participant with over 20 years' experience in property management industry. Mr. Song is currently a director of Beijing Junying Property Management Co., Ltd. (北京均贏物業管理有限公司) (“**Junying**”) and served as general manager of Junying from June 2001 to June 2012. Junying is a company incorporated in Beijing on 21 June 2001, with its principal business in property management and maintenance of machinery. Junying provides property management service for public projects in Beijing. As a director of Junying, Mr. Song is responsible for strategic planning of its business. Since 16 July 2021, Mr. Song has served as the fifth vice president and secretary-in-general (副會長兼秘書長) of Beijing Property Management Association (北京物業管理行業協會), in charge of the day-today operations of the association. Established on 22 October 2008, Beijing Property Management Association is the non-profit organisation for property management enterprises registered in Beijing.

Mr. Song graduated from Harbin Institute of Technology (哈爾濱工業大學) in July 1988 with a bachelor's degree in power engineering, with a specialisation in thermal engineering.

### Ms. Tong Yan

Aged 44, is an independent non-executive Director, chairman of the Audit Committee and a member of the Nomination Committee. She is primarily responsible for supervising and providing independent advice to our Board. Ms. Tong has more than 15 years of experience in economics, finance and accounting. Ms. Tong served as a lecturer in the School of Management and Economics of Beijing Institute of Technology (北京理工大學管理與經濟學院) from July 2006 to June 2011 and a visiting fellow at King's College London from August 2012 to August 2013. She served as an associate professor in the school from July 2011 to June 2016 and was promoted to professor of the school in July 2016.

Ms. Tong graduated from Business School of Renmin University of China (中國人民大學商學院), with a bachelor's degree in economics specialising in accounting in July 2000, a master's degree in management with a specialisation in accounting in July 2003 and a doctor's degree in management in July 2006. Ms. Tong qualified as a certified public accountant (non-practising member) as awarded by the Chinese Institute of Certified Public Accountants in September 2010.



Ms. Tong currently serves as an independent director of Hebei Jinniu Chemical Industry Co., Ltd. (河北金牛化工股份有限公司), a company listed on the Shanghai Stock Exchange (stock code: 600722) and principally engaged in manufacture and distribution of chemical products. She has ceased to serve as an independent director of Offen Education Technology Co., Ltd (中公教育科技股份有限公司), a company listed on the Shenzhen Stock Exchange (stock code: 002607) since 28 January 2022.

**Ms. Lu Qing**

Aged 50, is an independent non-executive Director and chairman of the Remuneration Committee. She is primarily responsible for supervising and providing independent advice to our Board.

Ms. Lu has over 29 years of experience in finance and accounting. She successively served as business partner and deputy general manager of Peking Certified Public Accountants Co., Ltd. (中勤萬信會計師事務所) from February 1992 to March 2002. From May 2002 to May 2008, she served as chief financial officer of the China operations of Sing Tao News Corporation Limited (星島新聞集團有限公司), a company listed on the Stock Exchange (stock code: 1105) and principally engaged in media operations, and concurrently held various positions including chief financial officer, director and company secretary in some of the Sing Tao group's subsidiaries in China. From January 2013 to November 2015, she served as the head of internal audit of China Regenerative Medicine International Limited (中國再生醫學國際有限公司), a company listed on the Stock Exchange (stock code: 8158) and principally engaged in, among others, production and sales of tissue engineering products and its related by-products. Since October 2015, she has served as chief operation officer of Wonderland International Asset Management Limited (華德國際資產管理有限公司) and director and assistant chief executive officer of Wonderland International Financial Holdings Limited (華德國際金融控股有限公司) successively.

Ms. Lu graduated from Central University of Finance and Economics (中央財經大學) (formerly known as Central Institute of Finance (中央財政金融學院)) in June 1993 with a bachelor's degree in economics specialising in accounting, and graduated from the Peking University (北京大學) in January 2003 with a master's degree in law.

Ms. Lu qualified as a PRC certified public accountant in April 1995, and qualified as a PRC certified tax agent in December 1999. Ms. Lu obtained a Type 9 (asset management) licence granted by the SFC in January 2017 and was awarded the Responsible Person Qualification in September 2020, and was designated as a non-practising PRC certified public valuer in October 2017.

In addition, Ms. Lu also serves as a director of SPI Energy Co., Ltd., a company listed on NASDAQ (stock code: SPI) and principally engaged in manufacture and sales of photovoltaic systems.

Save as disclosed in this circular, as at the Latest Practicable Date, each of the candidates for Directors of the second session of the Board has confirmed that (i) he/she does not hold any position in any other members of the Group; (ii) he/she has not held any directorship in other listed companies in the past three years; (iii) he/she does not have any relationship with any Directors, Supervisors, senior management or substantial shareholders of the Company; and (iv) he/she does not have any interests or short positions in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The remuneration of the second session of the Board will be determined comprehensively in accordance with the remuneration policy of the second session of the Board after approval at the AGM. The Company will disclose the relevant remuneration after determination. For details of the remuneration, please refer to the annual report to the year ending 31 December 2022 to be published by the Company.

Save as disclosed in this circular, as at the Latest Practicable Date, the Board is not aware of any information that is required to be disclosed pursuant to Rules 13.51 (2) (h) to (v) of the Listing Rules or any other matters that need to be brought to the attention of the Shareholders in relation to the election of the candidates for Directors of the second session of the Board.

## **SHAREHOLDER REPRESENTATIVE SUPERVISOR**

### **Mr. Liu Anpeng**

Aged 41, is the chairman of the Supervisory Committee. He is primarily responsible for overseeing the affairs of the Supervisory Committee, and monitoring operation and financial matters, examining periodic reports and supervising the conduct of our Board and senior management. Mr. Liu joined the Company in July 2018 and has been serving as a Supervisor ever since.

Mr. Liu joined Financial Street Affiliates Group in July 2007 and has held various positions within Financial Street Affiliates Group, including as a planning manager of Beijing Financial Street Real Estate Consultants Ltd. (北京金融街房地產顧問有限公司), a direct wholly-owned subsidiary of Financial Street Holdings, from July 2007 to August 2008, and at Financial Street Holdings from August 2008 to December 2012, where his last position was internal control manager. Mr. Liu was the secretary of the board of directors of Beijing Financial Street Assets Management Co., Ltd. (金融街資產管理有限公司) from January 2013 to March 2013. Mr. Liu has been working at Beijing Financial Street Investment (Group) Co., Ltd. since March 2013 and he is currently the deputy director of legal affairs and general manager of its legal department of the Company.

Mr. Liu graduated from China University of Political Science and Law (中國政法大學) with a bachelor's degree in law in July 2003 and a master's degree in law in June 2007. Mr. Liu qualified as a legal professional as awarded by the Ministry of Justice of the PRC in March 2004 and qualified as a certified public accountant (non-practising member) as awarded by the Chinese Institute of Certified Public Accountants in April 2017.

**Ms. Gao Minghui**

Aged 39, is a Supervisor. She is primarily responsible for monitoring operation and financial matters, examining periodic reports and supervising the conduct of our Board and senior management. Ms. Gao joined the Company in June 2019 as a senior risk manager in the risk and legal affairs center of the Company, and has been a Supervisor since 7 December 2020.

Prior to joining the Company, from July 2010 to September 2011, Ms. Gao worked in Beijing Foresight Innovation Co., Ltd. (北京遠創明德管理諮詢有限公司) as a consultant. From November 2011 to April 2014, she worked at Beijing First Huida Risk Management Application Technology Co., Ltd. (北京第一會達風險管理科技有限公司) with her last position as a consultant in its consulting department. From April 2014 to May 2017, she worked at Beijing Shanhaitian Materials Trading Co., Ltd. (北京山海天物資貿易有限公司) as an audit manager in its risk control department. From May 2017 to May 2019, Ms. Gao worked in China UCAR Group Co., Ltd. (神州優車集團有限公司) as the head of its internal control department, where she was seconded to Luckin Coffee (Beijing). Co., Ltd. (瑞幸咖啡(北京)有限公司) as the optimisation manager of its management optimisation department from June 2018.

Ms. Gao graduated from Beijing Jiaotong University (北京交通大學) with a bachelor's degree in management in July 2007 specialising in logistics management and from the University of International Business and Economics with a master's degree in economics in July 2010 specialising in quantitative economics. Ms. Gao obtained a securities practitioner qualification (證券從業資格) issued by the Securities Association of China (中國證券業協會) in 2009. She was certified as a Certified Internal Auditor (國際註冊審計師) by the Institute of Internal Auditors (國際內部審計師協會) in December 2016 and received the qualification of intermediate economist (中級經濟師) issued by Beijing Municipal Human Resources and Social Security Bureau (中華人民共和國人力資源和社會保障部) in November 2019.

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**APPENDIX I    BIOGRAPHICAL DETAILS OF DIRECTORS PROPOSED FOR RE-ELECTION AND NEW APPOINTMENT OF THE  
SECOND SESSION OF THE BOARD AND SHAREHOLDER REPRESENTATIVE SUPERVISORS PROPOSED  
FOR RE-ELECTION AND APPOINTMENT OF THE SECOND SESSION OF THE SUPERVISORY COMMITTEE**

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Save as disclosed in this circular, as at the Latest Practicable Date, each of the candidates for the second session of the Shareholder representative Supervisors has confirmed that (i) he/she does not hold any position in any other members of the Group; (ii) he/she has not held any directorship in other listed companies in the past three years; (iii) he/she does not have any relationship with any Directors, Supervisors, senior management or substantial shareholders of the Company; and (iv) he/she does not have any interests or short positions in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The remuneration of the second session of the Supervisory Committee (including Shareholder representative Supervisors and employee representative Supervisors) will be determined in accordance with the remuneration policy of the second session of the Supervisory Committee of the Company after approval at the general meeting. The Company will disclose the relevant remuneration after determination. For details of the remuneration, please refer to the annual report for the year ending 31 December 2022 to be published by the Company.

Save as disclosed in this circular, as at the Latest Practicable Date, the Board is not aware of any information that is required to be disclosed pursuant to Rules 13.51 (2) (h) to (v) of the Listing Rules, nor is there any other matter that needs to be brought to the attention of the Shareholders in relation to the election of the candidates for Shareholder representative Supervisors of the second session of the Supervisory Committee.

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## NOTICE OF THE 2021 ANNUAL GENERAL MEETING

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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)**

### NOTICE OF THE 2021 ANNUAL GENERAL MEETING

**NOTICE IS HEREBY GIVEN THAT** the 2021 annual general meeting (the “AGM”) of Financial Street Property Co., Limited (the “Company”) will be held at 2/F, Financial Street Centre, No. 9A Financial Street, Xicheng District, Beijing, the PRC on Thursday, 9 June 2022 at 2:00 p.m. for the purposes of considering and, if thought fit, approving the following resolutions. In this notice, unless the context otherwise requires, terms used herein shall have the same meanings as defined in the Company’s circular dated 25 April 2022 (the “Circular”).

### ORDINARY RESOLUTIONS

1. To consider and approve the 2021 Report of the Board.
2. To consider and approve the 2021 Report of the Supervisory Committee.
3. To consider and approve the 2021 Audited Consolidated Financial Statements.
4. To consider and approve the 2021 Annual Report.
5. To consider and approve the profit distribution plan for 2021 (proposed a final dividend of RMB0.222 per Share (before tax)).
6. To consider and approve the annual financial budget for 2022.
7. To consider and approve the re-appointment of Grant Thornton Hong Kong Limited (致同(香港)會計師事務所有限公司) as the international auditor and Grant Thornton China (Special General Partnership) (致同會計師事務所(特殊普通合夥)) as the domestic auditor of the Company for 2022, respectively for a term until the conclusion of the next annual general meeting of the Company, and to approve the Board to authorise the management to fix their remuneration.

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8.
  - (i) To consider and approve the re-election of Mr. Sun Jie as an executive Director of the second session of the Board;
  - (ii) To consider and approve the re-election of Ms. Xue Rui as an executive Director of the second session of the Board;
  - (iii) To consider and approve the re-election of Mr. Shen Mingsong as a non-executive Director of the second session of the Board;
  - (iv) To consider and approve the re-election of Mr. Liang Jianping as a non-executive Director of the second session of the Board ;
  - (v) To consider and approve the election of Mr. Li Liang as a non-executive Director of the second session of the Board;
  - (vi) To consider and approve the election of Ms. Zhao Lu as a non-executive Director of the second session of the Board;
  - (vii) To consider and approve the re-election of Mr. Song Baocheng as an independent non-executive Director of the second session of the Board;
  - (viii) To consider and approve the re-election of Ms. Tong Yan as an independent non-executive Director of the second session of the Board;
  - (ix) To consider and approve the re-election of Ms. Lu Qing as an independent non-executive Director of the second session of the Board;
  - (x) To consider and approve the re-election of Mr. Liu Anpeng as a Shareholder representative Supervisor of the second session of the Supervisory Committee;
  - (xi) To consider and approve the re-election of Ms. Gao Minghui as a Shareholder representative Supervisor of the second session of the Supervisory Committee.
  
9. To authorize the Board to determine the remuneration plan for the second session of the Board and the Supervisory Committee in accordance with the Company's internal policies and relevant regulatory requirements.

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## SPECIAL RESOLUTION

10. To approve and authorize the Board to conduct non-substantive amendments to the business scope of the Articles of Association.

By order of the Board  
**Financial Street Property Co., Limited**  
**Sun Jie**  
*Chairman*

Beijing, the PRC, 25 April 2022

*As at the date of this notice, 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.*

### Notes:

1. All resolutions at the AGM will be taken by poll pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”). The results of the poll will be published on the websites of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) (www.hkexnews.hk) and the Company (www.jrjlife.com) in accordance with the Listing Rules.
2. All Shareholders are eligible for attending the AGM. Any Shareholder of the Company entitled to attend and vote at the AGM convened by the above notice is entitled to appoint a proxy or more than one proxy to attend the AGM and vote instead of him/her. A proxy need not be a Shareholder. If more than one proxy is appointed, the number of Shares in respect of which each such proxy so appointed must be specified in the relevant proxy form. Every Shareholder present in person or by proxy shall be entitled to one vote for each Share held by him/her.
3. In order to be valid, the proxy form together with the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy thereof, must be completed and returned to (i) the Company’s principal place of business in the People’s Republic of China (the “PRC”) at 24/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC (for Domestic Shareholders) or (ii) the Company’s H Share Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong (for H Shareholders) not less than 24 hours before the time appointed for the AGM. Completion and return of the proxy form will not preclude a Shareholder from attending and voting at the AGM or any adjourned meeting thereof should he/she so wish.
4. For the purpose of determining the Shareholders’ eligibility to attend and vote at the AGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Monday, 6 June 2022 to Thursday, 9 June 2022, both days inclusive, during which period no transfer of the Shares will be registered. In order for the H Shareholders to qualify for attending and voting at the AGM, all properly completed share transfer forms together with the relevant H share certificates shall be lodged with the Company’s H Share Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong for registration not later than 4:30 p.m. on Thursday, 2 June 2022.

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## NOTICE OF THE 2021 ANNUAL GENERAL MEETING

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5. For the purpose of determining the identity of the Shareholders entitled to the annual dividend in respect of the year ended 31 December 2021, the H Share register of members of the Company will be closed from Wednesday, 15 June 2022 to Monday, 20 June 2022, both days inclusive, during which period no transfer of H Shares will be registered. For entitlement to the above annual dividend, all share certificates together with the share transfer forms shall be lodged with the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not later than 4:30 p.m. on Tuesday, 14 June 2022.
6. The AGM is expected to take no more than half a day. Shareholders who attend the AGM (in person or by proxy) shall bear their own travelling and accommodation expenses. Shareholders may contact the Company via telephone at +86 10 6621 5866 and email at ir@fsg.com.cn for any enquires in respect of the AGM.
7. Shareholders who are entitled to attend and vote at the AGM may appoint one or more proxies to attend and vote on their behalf. A proxy need not be a Shareholder.
8. Shareholders or their proxies shall provide their identification documents when attending the AGM. In case of a corporate Shareholder, its proxy or other person authorized to attend the meeting with a resolution passed by the board of directors or other decision-making authorities of such corporate Shareholder, should provide a copy of such resolution.
9. In case of joint holders, the vote of the senior joint Shareholder who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint Shareholder(s) and for this purpose seniority will be determined by the order in which the names stand on the register of members of the Company in respect of the joint shareholding.

### PRECAUTIONARY MEASURES FOR THE ANNUAL GENERAL MEETING

To safeguard the health and safety of Shareholders and to prevent and control the spread of COVID-19, the Company will take the following precautionary measures at the AGM:

- (1) Compulsory temperature screening/checks, and the body temperature shall not be higher than 37.2 °C
- (2) scan a QR code for registration with his/her own information through the applet, "Beijing Jiankangbao (北京健康寶)", and the result should be normal
- (3) Communication Big Data Itinerary Card (通信大數據行程卡) checks, and attendees who have traveled to/passed by cities or districts other than Beijing within past 14 days with asterisk (\*) shown will be denied entry into the venue of the AGM, attendees who have traveled to/passed by low-risk cities or districts other than Beijing within past 14 days shall hold a negative nucleic acid test certificate issued within 48 hours (before the convening of the AGM) if they wish to enter into the venue of the AGM



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- (4) wearing of face masks throughout the AGM (please bring your own mask)
- (5) no souvenirs will be distributed and no refreshments will be served

To the extent permitted by law, any person who does not comply with the precautionary measures (1), (2), (3) and (4) as set out above may be denied entry into the venue of the AGM at the absolute discretion of the Company. Shareholders may appoint the Chairman of the meeting as their proxy to vote on the relevant resolutions at the AGM instead of attending the AGM in person.