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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.

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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)**

**(1) 2023 REPORT OF THE BOARD**  
**(2) 2023 REPORT OF THE SUPERVISORY COMMITTEE**  
**(3) 2023 AUDITED CONSOLIDATED FINANCIAL STATEMENTS**  
**(4) 2023 ANNUAL REPORT**  
**(5) PROFIT DISTRIBUTION PLAN FOR 2023**  
**(6) ANNUAL FINANCIAL BUDGET FOR 2024**  
**(7) RE-APPOINTMENT OF INTERNATIONAL AND**  
**DOMESTIC AUDITORS FOR 2024**  
**(8) AMENDMENTS TO THE ARTICLES OF ASSOCIATION**  
**AND**  
**NOTICE OF THE 2023 ANNUAL GENERAL MEETING**

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A notice convening the AGM of Financial Street Property Co., Limited to be held on Thursday, 6 June 2024 at 2:00 p.m. on 22/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC is set out on pages AGM-1 to AGM-3 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.

22 April 2024

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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, 6 June 2024 at 2:00 p.m. on 22/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, 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-3 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 Special Administrative Region, 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
“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)

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## DEFINITIONS

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“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”	15 April 2024, 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
“2023 Annual Report”	the annual report of the Company for the year ended 31 December 2023, 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> )
“2023 Audited Consolidated Financial Statements”	the audited consolidated financial statements of the Group for the year ended 31 December 2023, the full text of which is set out in the 2023 Annual Report
“2023 Report of the Board”	the report of the Board for the year ended 31 December 2023, the full text of which is set out in the 2023 Annual Report
“2023 Report of the Supervisory Committee”	the report of the Supervisory Committee for the year ended 31 December 2023, the full text of which is set out in the 2023 Annual Report

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## DEFINITIONS

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*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.*

**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*)  
Mr. Song Ronghua  
Ms. Xue Rui

*Registered office in the PRC:*

33 Financial Street  
Xicheng District  
Beijing  
PRC

*Non-executive Directors:*

Ms. Hu Yuxia  
Mr. Li Liang  
Ms. Zhao Lu

*Principal place of business in the PRC:*

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

*Independent non-executive Directors:*

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

*Principal place of business in Hong Kong:*

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

22 April 2024

*To the Shareholders:*

Dear Sir or Madam,

**(1) 2023 REPORT OF THE BOARD**  
**(2) 2023 REPORT OF THE SUPERVISORY COMMITTEE**  
**(3) 2023 AUDITED CONSOLIDATED FINANCIAL STATEMENTS**  
**(4) 2023 ANNUAL REPORT**  
**(5) PROFIT DISTRIBUTION PLAN FOR 2023**  
**(6) ANNUAL FINANCIAL BUDGET FOR 2024**  
**(7) RE-APPOINTMENT OF INTERNATIONAL AND**  
**DOMESTIC AUDITORS FOR 2024**  
**(8) AMENDMENTS TO THE ARTICLES OF ASSOCIATION**  
**AND**  
**NOTICE OF THE 2023 ANNUAL GENERAL MEETING**

**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.

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## LETTER FROM THE BOARD

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

- (a) to consider and approve the 2023 Report of the Board;
- (b) to consider and approve the 2023 Report of the Supervisory Committee;
- (c) to consider and approve the 2023 Audited Consolidated Financial Statements;
- (d) to consider and approve the 2023 Annual Report;
- (e) to consider and approve the profit distribution plan for 2023;
- (f) to consider and approve the annual financial budget for 2024; and
- (g) to consider and approve the re-appointment of international and domestic auditors for 2024, and to approve the Board to authorise the management to fix their remuneration.

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

- (a) to consider and approve the amendments to 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.

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

### **2.1 To consider and approve the 2023 Report of the Board**

The full text of the 2023 Report of the Board is set out in the section headed “Report of Directors” in the 2023 Annual Report.

The 2023 Report of the Board was considered and approved by the Board on 27 March 2024 and is hereby proposed at the AGM for consideration and approval.

### **2.2 To consider and approve the 2023 Report of the Supervisory Committee**

The full text of the 2023 Report of the Supervisory Committee is set out in the section headed “Report of the Supervisory Committee” in the 2023 Annual Report.

The 2023 Report of the Supervisory Committee was considered and approved by the Supervisory Committee on 27 March 2024 and is hereby proposed at the AGM for consideration and approval.

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## LETTER FROM THE BOARD

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### **2.3 To consider and approve the 2023 Audited Consolidated Financial Statements**

The full text of the 2023 Audited Consolidated Financial Statements has been set out in the 2023 Annual Report.

The 2023 Audited Consolidated Financial Statements were considered and approved by the Board on 27 March 2024 and are hereby proposed at the AGM for consideration and approval.

### **2.4 To consider and approve the 2023 Annual Report**

The 2023 Annual Report was considered and approved by the Board on 27 March 2024 and is hereby proposed at the AGM for consideration and approval.

### **2.5 To consider and approve the profit distribution plan for 2023**

The profit distribution plan for 2023 was considered and approved by the Board on 27 March 2024, and the Board proposed the distribution of a final dividend of RMB0.173 per Share (before tax) for the year ended 31 December 2023 (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 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, 5 August 2024.

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, 24 June 2024. 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 Thursday, 20 June 2024 to Monday, 24 June 2024, 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 Wednesday, 19 June 2024.



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## LETTER FROM THE BOARD

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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).

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

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## LETTER FROM THE BOARD

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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.

### **2.6 To consider and approve the annual financial budget for 2024**

Based on its analysis on its operation in 2023, and considering its future development plan and the industry trend, the Company has prepared the financial budget plan for 2024, 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 2024 is expected to be approximately RMB1,603 million;

According to its needs for business expansion and its plan for use of fund raised, the Company's total investment budget in 2024 is expected to be approximately RMB514 million.

Important note: These budgets serve as the Company's internal management and control indicators for its operation plan for 2024, 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 2024 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 2023 AGM and, being eligible, offer themselves for re-appointment.

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## LETTER FROM THE BOARD

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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 of 2024, respectively, to hold office until the conclusion of the next annual general meeting of the Company, and to approve the Board to authorise the management to determine their remuneration.

### **2.8 To consider and approve the amendments to the Articles of Association**

Reference is made to the announcement of the Company dated 27 March 2024.

The Board proposed to amend the existing Articles of Association to bring the existing Articles of Association in line with the requirements under the Listing Rules including the requirements of the Listing Rules implementing the consultation conclusions to the Proposed Expansion of the Paperless Listing Regime and other Revisions to the Listing Rules published by the Stock Exchange in June 2023, which came into effect on 31 December 2023.

The Company's Hong Kong legal adviser has confirmed that the proposed amendments comply with the applicable requirements of the Listing Rules. The Company's PRC legal adviser has confirmed that the proposed amendments comply with the applicable requirements under the laws of the PRC. The Company confirms that there is nothing unusual about the proposed amendments for a listed company in Hong Kong. The Board considers that the proposed amendments are in the best interests of the Company and the Shareholders as a whole.

Details of the proposed amendments are set out in Appendix I to this circular. The proposed amendments are written in Chinese and do not have a formal English version. Accordingly, the English version of the proposed amendments is for reference only. In the event of any discrepancies, the Chinese version shall prevail.

The proposed amendments are subject to the approval by the Shareholders by way of a special resolution at the AGM. The existing Articles of Association shall remain in force until the passing of such special resolution at the AGM.

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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, on 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 on 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*

**APPENDIX I PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION**

Details of the proposed confirmation of amendments to the Articles of Association\* are set out as follows:

Current Articles of Association**	Proposed Amendments to the Articles of Association
<p><b>Article 196</b></p> <p>The financial reports of the Company shall be made available for inspection by shareholders 20 days prior to an annual general meeting. Each shareholder of the Company shall have the right to obtain a copy of the financial reports referred to in this Chapter.</p> <p>The Company shall send a copy of the report of the board of directors, the financial report together with the balance sheet (including all annexes to the balance sheet as prescribed by the applicable laws), profit and loss statement or income and expenditure statement, or summary financial report to each holder of overseas listed foreign shares by pre-paid mail at least 21 days before the convening of the annual general meeting. The address of the recipient shall be the registered address as shown on the register of shareholders.</p>	<p><b>Article 196</b></p> <p>The financial reports of the Company shall be made available for inspection by shareholders 20 days prior to an annual general meeting. Each shareholder of the Company shall have the right to obtain a copy of the financial reports referred to in this Chapter.</p> <p>The Company shall send <del>a copy of</del> the report of the board of directors, the financial report together with the balance sheet (including all annexes to the balance sheet as prescribed by the applicable laws), profit and loss statement or income and expenditure statement, or summary financial report to <del>each holder of overseas listed foreign shares by pre-paid mail</del> <b><u>shareholders</u></b> at least 21 days before the convening of the annual general meeting <b><u>in accordance with Article 233 of the Articles of Association. The address of the recipient shall be the registered address as shown on the register of shareholders. Subject to the laws, administrative regulations, department rules, the relevant requirements of securities regulatory authority in the jurisdiction in which the shares of the Company are listed, the Company may also send the aforesaid reports by way of announcements (including through publishing announcements on the Company’s website).</u></b></p>

**APPENDIX I PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION**

<b>Current Articles of Association**</b>	<b>Proposed Amendments to the Articles of Association</b>
<p><b>Article 213</b></p> <p>30 days’ prior notice shall be given to the accounting firm if the Company decides to remove such accounting firm or not to renew the appointment thereof. The accounting firm shall be entitled to make representations when the resolution regarding the removal of the accounting firm is considered at the general meeting of the Company.</p> <p>(I) Any accounting firm may resign from its office by depositing at the Company’s legal residence a written resignation notice which shall become effective on the date of such deposit or on such later date as may be stipulated in such notice. Such notice shall include the following:</p> <ol style="list-style-type: none"> <li>1. a statement to the effect that there are no circumstances connected to its resignation which shall be brought to the attention of the shareholders or creditors of the Company; or</li> <li>2. a statement of any matters which shall be explained.</li> </ol>	<p><b>Article 213</b></p> <p>30 days’ prior notice shall be given to the accounting firm if the Company decides to remove such accounting firm or not to renew the appointment thereof. The accounting firm shall be entitled to make representations when the resolution regarding the removal of the accounting firm is considered at the general meeting of the Company.</p> <p>(I) Any accounting firm may resign from its office by depositing at the Company’s legal residence a written resignation notice which shall become effective on the date of such deposit or on such later date as may be stipulated in such notice. Such notice shall include the following:</p> <ol style="list-style-type: none"> <li>1. a statement to the effect that there are no circumstances connected to its resignation which shall be brought to the attention of the shareholders or creditors of the Company; or</li> <li>2. a statement of any matters which shall be explained.</li> </ol>

**APPENDIX I PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION**

<p align="center"><b>Current Articles of Association**</b></p>	<p align="center"><b>Proposed Amendments to the Articles of Association</b></p>
<p>(II) Where a notice is deposited under the item (I) of this Article, the Company shall within 14 days send a copy of the notice to the competent authority. If the notice contains a representation referred to in item (I) 2 of this Article, a copy of such representation shall be placed at the Company for shareholders’ inspection. The Company shall also send a copy of such representation to each shareholder entitled to receive report on the financial position of the Company by prepaid post at his or her address shown on the register of shareholders.</p> <p>(III) Where the notice of resignation of an accounting firm contains a statement of Item (I) 2 of this Article, the accounting firm may require the board of directors to convene an extraordinary general meeting for the purpose of giving an explanation of the circumstances connected with its resignation.</p>	<p>(II) Where a notice is deposited under the item (I) of this Article, the Company shall within 14 days send a copy of the notice to the competent authority. If the notice contains a representation referred to in item (I) 2 of this Article, a copy of such representation shall be placed at the Company for shareholders’ inspection. <del>The Company shall also send a copy of such representation to each shareholder entitled to receive report on the financial position of the Company by prepaid post at his or her address shown on the register of shareholders.</del></p> <p>(III) Where the notice of resignation of an accounting firm contains a statement of Item (I) 2 of this Article, the accounting firm may require the board of directors to convene an extraordinary general meeting for the purpose of giving an explanation of the circumstances connected with its resignation.</p>
<p><b>Article 233</b></p> <p>Notices (for the purposes of this Chapter, the term “notice” includes company communications and other written materials) of the Company shall be given or provided by one or more of the following means:</p> <p>(I) by hand;</p> <p>(II) by mail;</p> <p>(III) by such electronic means as e-mail, fax, etc. or on information media;</p>	<p><b>Article 233</b></p> <p>Notices <del>(for the purposes of this Chapter, the term “notice” includes company communications and other written materials)</del> of the Company shall be given or provided by one or more of the following means:</p> <p>(I) by hand;</p> <p>(II) by mail;</p> <p>(III) by such electronic means as e-mail, fax, etc. or on information media;</p>

**APPENDIX I PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION**

<p align="center"><b>Current Articles of Association**</b></p>	<p align="center"><b>Proposed Amendments to the Articles of Association</b></p>
<p>(IV) by way of a public announcement; and</p> <p>(V) other ways required by the Articles of Association.</p> <p>Unless otherwise specified in the Articles of Association, if a notice is issued by the Company to the shareholders of overseas listed foreign shares by way of announcement, the Company shall on the same day submit an electronic version of such announcement to the Hong Kong Stock Exchange through the electronic publishing system of the Hong Kong Stock Exchange for immediate release on the website of the Hong Kong Stock Exchange in accordance with the requirements of the local listing rules. Such announcement shall also be published on the website of the Company at the same time. In addition, the notice shall be delivered to each of the registered addresses as set forth in the register of holders of overseas listed foreign shares by way of personal delivery or pre-paid mail so as to give the shareholders sufficient notice and time to exercise their rights or take any action in accordance with the terms of the notice.</p>	<p>(IV) <del>by way of a public announcement; and</del> <u>by way of publishing information on websites designated by the Company and the Hong Kong Stock Exchange, subject to the laws, administrative regulations and the listing rules of stock exchange of the place where the Company's shares are listed;</u></p> <p>(V) <del>other ways required by the Articles of Association.</del> <u>by any other means as agreed by the Company or the recipient in advance or as approved by the recipient after the notice is received;</u></p> <p>(VI) <u>by any other means as approved by the relevant regulatory authorities of the place where the Company's shares are listed or as stipulated in the Articles of Association.</u></p> <p>Unless otherwise specified in the Articles of Association, if a notice is issued by the Company to the shareholders of overseas listed foreign shares by way of announcement, the Company shall on the same day submit an electronic version of such announcement to the Hong Kong Stock Exchange through the electronic publishing system of the Hong Kong Stock Exchange for immediate release on the website of the Hong Kong Stock Exchange in accordance with the requirements of the local listing rules. Such announcement shall also be published on the website of the Company at the same time. <del>In addition, the notice shall be delivered to each of the registered addresses as set forth in the register of holders of overseas listed foreign shares by way of personal delivery or pre-paid mail so as to give the shareholders sufficient notice and time to exercise their rights or take any action in accordance with the terms of the notice.</del></p>



**APPENDIX I PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION**

Current Articles of Association**	Proposed Amendments to the Articles of Association
<p>                     Holders of the Company's overseas listed foreign shares may elect in writing to receive corporate communication that the Company is required to deliver to shareholders either by electronic means or by post, and may also elect to receive either the Chinese or English version only, or both the Chinese and English versions. Such holders shall have the right to change their choices as to the manner of receiving and the language versions of the aforesaid information by giving a written notice to the Company in advance within a reasonable period in accordance with applicable procedures.                 </p> <p>                     The Company may serve a notice to the shareholders whose registered address are located outside Hong Kong.                 </p>	<p> <del>                             Holders of the Company's overseas listed foreign shares may elect in writing to receive corporate communication that the Company is required to deliver to shareholders either by electronic means or by post, and may also elect to receive either the Chinese or English version only, or both the Chinese and English versions. Such holders shall have the right to change their choices as to the manner of receiving and the language versions of the aforesaid information by giving a written notice to the Company in advance within a reasonable period in accordance with applicable procedures.                         </del> </p> <p> <u>                             In respect of the manner in which the Company provides and/or distributes corporate communications to shareholders in accordance with the Listing Rules of the Hong Kong Stock Exchange, the Company may send corporate communications to the shareholder by electronic means or by publication on the Company's website in accordance with the relevant provisions of the relevant laws and regulations as well as the Listing Rules of the Hong Kong Stock Exchange as amended from time to time. Corporate communications include but are not limited to circulars, annual reports, interim reports, quarterly reports, notices of shareholders' general meetings and other corporate communications as stipulated in the Listing Rules of the Hong Kong Stock Exchange.                         </u> </p> <p> <u>                             The aforesaid means of communication to be applied by the Company does not exclude the right of holders of overseas listed foreign shares of the Company to choose to receive printed copies of the above corporate communications by post.                         </u> </p> <p>                     The Company may serve a notice to the shareholders whose registered address are located outside Hong Kong.                 </p>

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## APPENDIX I PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION

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\* *The Articles of Association and the proposed amendments to the Articles of Association were written in Chinese, without formal English version. As such, any English translation shall be for reference only. In case of any discrepancies, the Chinese version shall prevail.*

\*\* *The version of the Articles of Association as at 8 June 2023.*

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## NOTICE OF THE 2023 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 2023 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the 2023 annual general meeting (the “AGM”) of Financial Street Property Co., Limited (the “Company”) will be held on 22/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC on Thursday, 6 June 2024 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 22 April 2024 (the “Circular”).

#### ORDINARY RESOLUTIONS

1. To consider and approve the 2023 Report of the Board.
2. To consider and approve the 2023 Report of the Supervisory Committee.
3. To consider and approve the 2023 Audited Consolidated Financial Statements.
4. To consider and approve the 2023 Annual Report.
5. To consider and approve the profit distribution plan for 2023 (proposed a final dividend of RMB0.173 per Share (before tax)).
6. To consider and approve the annual financial budget for 2024.
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(特殊普通合伙)) as the domestic auditor of the Company for 2024, 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.

#### SPECIAL RESOLUTION

8. To consider and approve the amendments to the Articles of Association.

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

Beijing, the PRC, 22 April 2024

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## NOTICE OF THE 2023 ANNUAL GENERAL MEETING

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

*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**”) on 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, on 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, 3 June 2024 to Thursday, 6 June 2024, 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 Friday, 31 May 2024.
5. For the purpose of determining the identity of the Shareholders entitled to the Annual Dividend in respect of the year ended 31 December 2023, the H Share register of members of the Company will be closed from Thursday, 20 June 2024 to Monday, 24 June 2024, 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 Wednesday, 19 June 2024.
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@fsig.com.cn for any enquires in respect of the AGM.

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## NOTICE OF THE 2023 ANNUAL GENERAL MEETING

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7. 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.
8. 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.