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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 EXTRAORDINARY GENERAL MEETING

**NOTICE IS HEREBY GIVEN THAT** the extraordinary general meeting (the "**EGM**") of Financial Street Property Co., Limited (the "**Company**") will be held at 2:00 p.m. on Monday, 29 December 2025 at 22/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC 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 8 December 2025 (the "**Circular**").

### ORDINARY RESOLUTIONS

1. (a) to consider, approve and ratify the terms of the 2026 Leasing Framework Agreement (including the Lease Annual Caps) and the transactions contemplated thereunder; and

   (b) any director(s) of the Company be and is hereby authorised to sign, execute, perfect and deliver all such documents and to affix the common seal of the Company on any such documents as and when necessary and do all such deeds, acts, matters and things as he may in his/her discretion consider necessary or desirable for the purposes of or in connection with the implementation of the 2026 Leasing Framework Agreement, the transactions contemplated thereunder and the Lease Annual Caps for the three financial years ending 31 December 2028.

2. (a) to consider, approve and ratify the terms of the 2026 Property Management Services Framework Agreement (including the Property Management Services Annual Caps) and the transactions contemplated thereunder; and

   (b) any director(s) of the Company be and is hereby authorised to sign, execute, perfect and deliver all such documents and to affix the common seal of the Company on any such documents as and when necessary and do all such deeds, acts, matters and things as he may in his/her discretion consider necessary or

desirable for the purposes of or in connection with the implementation of the 2026 Property Management Services Framework Agreement, the transactions contemplated thereunder and the Property Management Services Annual Caps for the three financial years ending 31 December 2028.

3. (a) to consider, approve and ratify the terms of the 2026 Deposit Service Framework Agreement (including the Deposit Service Annual Caps) and the transactions contemplated thereunder; and

   (b) any director(s) of the Company be and is hereby authorised to sign, execute, perfect and deliver all such documents and to affix the common seal of the Company on any such documents as and when necessary and do all such deeds, acts, matters and things as he may in his/her discretion consider necessary or desirable for the purposes of or in connection with the implementation of the 2026 Deposit Service Framework Agreement, the transactions contemplated thereunder and the Deposit Service Annual Caps for the three financial years ending 31 December 2028.

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

Beijing, the PRC, 8 December 2025

*As at the date of this notice, the Board comprises Mr. Sun Jie and Mr. Song Ronghua as executive Directors; Mr. Meng Chunying, Mr. Han Fengxiang and Mr. Guo Mingming as non-executive Directors; Mr. Song Baocheng, Ms. Tong Yan and Ms. Lu Qing as independent non-executive Directors; and Ms. Lyu Min as employee representative Director.*

*Notes:*

1. All resolutions at the EGM 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 EGM. Any Shareholder entitled to attend and vote at the EGM convened by the above notice is entitled to appoint a proxy or more than one proxy to attend the EGM 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 EGM. Completion and return of the proxy form will not preclude a Shareholder from attending and voting at the EGM or any adjourned meeting thereof should it/he/she so wish.

4. For the purpose of determining the Shareholders' eligibility to attend and vote at the EGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Monday, 22 December 2025 to Monday, 29 December 2025, 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 EGM, 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, 19 December 2025.

5. The EGM is expected to take no more than half a day. Shareholders who attend the EGM (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 EGM.

6. 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.

7. Shareholders or their proxies shall provide their identification documents when attending the EGM. 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.