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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)

POLL RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 12 JUNE 2026; DISTRIBUTION OF ANNUAL DIVIDEND; AND AMENDMENTS TO THE ARTICLES OF ASSOCIATION

References are made to the circular (the "**Circular**") and the notice (the "**Notice**") both dated 13 May 2026 issued by Financial Street Property Co., Limited (the "**Company**") in relation to the 2025 annual general meeting of the Company (the "**AGM**"). Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Circular.

THE AGM

The Board is pleased to announce that the AGM was held at 2:00 p.m. on Friday, 12 June 2026 at 22/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC.

As at the date of the AGM, the share capital of the Company was 373,500,000 Shares, comprising 103,500,000 H Shares and 270,000,000 Domestic Shares, which is the total number of Shares entitling the holders to attend and vote on the resolutions in the Notice. The Company did not hold any treasury Share or repurchased Share pending cancellation.

To the best knowledge, information and belief of the Board after having made all reasonable enquiries, there were no restrictions on any Shareholders to cast votes on any of the resolutions at the AGM, and there were no Shares entitling the holders to attend the AGM and vote only against the resolutions proposed at the AGM. There were no Shares entitling the holders to attend and abstain from voting in favour of any of the resolutions proposed at the AGM as set out in Rule 13.40 of the Listing Rules and no Shareholder has stated his or her or its intention in the Circular to vote against or to abstain from voting on any of the resolutions proposed at the AGM.

The AGM was legally and validly convened in compliance with the requirements of the Company Law, the relevant laws and regulations of the PRC, the Listing Rules and the Articles of Association. The following Directors attended the AGM: Mr. Sun Jie, Mr. Song Ronghua, Mr. Meng Chunying, Mr. Han Fengxiang, Mr. Guo Mingming, Mr. Song Baocheng, Ms. Tong Yan, Ms. Lu Qing and Ms. Lyu Min.

All Directors attended the AGM in person or by way of teleconference.

The Company's H Share Registrar, Computershare Hong Kong Investor Services Limited, was appointed as the scrutineer for the purpose of vote-taking at the AGM.

All the resolutions as set out in the Notice were put to vote by way of poll by the Shareholders (including their proxies and authorised representatives) at the AGM.

POLL RESULTS OF THE AGM

The poll results of the proposed resolutions at the AGM were as follows:

ORDINARY RESOLUTIONS		**Number of votes (%)**		
		For	Against	Abstain
1.	To consider and approve the 2025 Report of the Board.	278,521,000 100%	0 0%	0 0%
2.	To consider and approve the 2025 Audited Consolidated Financial Statements.	278,521,000 100%	0 0%	0 0%
3.	To consider and approve the 2025 Annual Report.	278,521,000 100%	0 0%	0 0%
4.	To consider and approve the profit distribution plan for 2025 (proposed a final dividend of RMB0.145 per Share (before tax)).	278,521,000 100%	0 0%	0 0%
5.	To consider and approve the annual financial budget for 2026.	278,521,000 100%	0 0%	0 0%

6.	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 (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 2026, respectively for a term until the conclusion of the next annual general meeting of the Company, and approve their remuneration.	271,433,000 97.46%	7,088,000 2.54%	0 0%
SPECIAL RESOLUTIONS		Number of votes (%)		
		For	Against	Abstain
7.	To consider and approve the proposed amendments to the Articles of Association.	271,433,000 97.46%	7,088,000 2.54%	0 0%
8.	To consider and approve the proposed amendments to the Rules of Procedure for the General Meetings.	271,433,000 97.46%	7,088,000 2.54%	0 0%
9.	To consider and approve the proposed amendments to the Rules of Procedure for the Board of Directors.	271,433,000 97.46%	7,088,000 2.54%	0 0%

As more than 50% of the votes from the Shareholders (including their proxies and authorised representatives) attending and having the rights to vote on the applicable resolutions were cast in favour of each of the above resolutions numbered 1 to 6, each of the resolutions was duly passed as an ordinary resolution.

As more than two-thirds of the votes from the Shareholders (including their proxies and authorised representatives) attending and having the rights to vote on the applicable resolutions were cast in favour of each of the above resolutions numbered 7 to 9, each of the resolutions was duly passed as special resolution.

DISTRIBUTION OF ANNUAL DIVIDEND

As the resolution numbered 4 regarding the profit distribution plan for 2025 was approved at the AGM, the Board is pleased to announce that the following details regarding the distribution of a final dividend of RMB0.145 per Share (before tax) for the year ended 31 December 2025 (the "**Annual Dividend**") to the Shareholders.

The Annual Dividend will be distributed to the Shareholders whose names appear on the register of members of the Company on Wednesday, 24 June 2026. 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 closed from Thursday, 18 June 2026 to Wednesday, 24 June 2026, both days inclusive, during which period no transfer of H Shares will be registered. In order for H Shareholders to qualify for the 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, 17/F, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 17 June 2026.

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 (i.e. RMB1 against HK$1.14964) published by the People's Bank of China one calendar week prior to the AGM. Accordingly, the Annual Dividend payable per H Share is HK$0.16670 (before tax).

The Annual Dividend is expected to be paid on or before Tuesday, 11 August 2026.

According to the Enterprise Income Tax Law of the People's Republic of China (《中華人民共和國企業所得税法》) which came into effect on 1 January 2008, and amended on 24 February 2017 and 29 December 2018, respectively, and its implementing rules, the Notice on the Issues Concerning Withholding and Paying the Enterprise Income Tax on the Dividends Paid by PRC 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税有關問題的通知》(國税函[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 register of members of H Shares 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 holders of H Shares registered in the name of other organizations and groups. After receiving dividends, the

non-resident enterprise Shareholders may apply to the competent tax authorities for enjoying treatment of tax 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 tax treaties (arrangement). After having verified that there is no error, the competent tax authorities 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 tax 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) (《關於國税發[1993]045號文件廢止後有關個人所得税徵管問題的通知》(國税函[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) (《非居民納税人享受税收協議待遇管理辦法》(國家税務總局公告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.

AMENDMENTS TO THE ARTICLES OF ASSOCIATION

Reference is made to the announcement of the Company dated 12 May 2026 in relation to, among others, the proposed amendments to the Articles of Association and the Circular. The Board announces that such proposed amendments to the Articles of Association have been duly approved by the Shareholders at the AGM. The proposed amendments to the Articles of Association will take effect from 12 June 2026.

The full text of the revised Articles of Association has been published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.jrjlife.com). Shareholders of the Company should be aware that the English version of the Articles of Association is a translation from the Chinese version. The Chinese version of the Articles of Association shall prevail in the case of discrepancies and/or inconsistencies between the two versions.

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

Beijing, the PRC, 12 June 2026

As at the date of this announcement, 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.