

Unless otherwise defined herein, capitalized terms in this announcement shall have the same meanings as those defined in the prospectus dated 19 June 2020 (the “**Prospectus**”) issued by Financial Street Property Co., Limited (the “**Company**”).

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This announcement is for information purposes only and does not constitute an offer or an invitation to induce an offer by any person to acquire, purchase or subscribe for securities. This announcement is not a prospectus. Potential investors should read the Prospectus for detailed information about the Hong Kong Public Offering and the International Offering described below before deciding whether or not to invest in the H Shares thereby offered.

This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia). This announcement does not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States. The H Shares have not been, and will not be, registered under the United States Securities Act of 1933, as amended from time to time (the “**U.S. Securities Act**”). The securities may not be offered or sold in the United States except pursuant to registration or an exemption from the registration requirements of the U.S. Securities Act. There will be no public offer of securities by the Company in the United States.

In connection with the Global Offering, Guotai Junan Securities (Hong Kong) Limited, as stabilising manager (the “**Stabilising Manager**”), its affiliates or any person acting for it and on behalf of the Underwriters, may over-allocate or effect short sales or any other stabilising transactions with a view to stabilising or supporting the market price of the H Shares at a level higher than that which might otherwise prevail for a limited period after the Listing Date. However, there is no obligation on the Stabilising Manager, its affiliates or any person acting for it, to conduct any such stabilising action, which, if commenced, will be done at the sole and absolute discretion of the Stabilising Manager, its affiliates or any person acting for it, and may be discontinued at any time. Any such stabilising activity is required to be brought to an end within 30 days at the last day for the lodging of applications under the Hong Kong Public Offering. Such stabilising action, if commenced, may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws, rules and regulatory requirements, including the Securities and Futures (Price Stabilising) Rules, as amended, made under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). The details of the intended stabilisation and how it will be regulated under the Securities and Futures Ordinance are set forth in the section headed “Structure of the Global Offering” in the Prospectus.

Potential investors should be aware that stabilising action cannot be taken to support the price of the H Shares for longer than the stabilising period which begins on the Listing Date, and is expected to expire on 24 July 2020, being the thirtieth day after the last day for the lodging of applications under the Hong Kong Public Offering. After this date, no further stabilising action may be taken, demand for the H Shares, and therefore the price of the H Shares, could fall.

# 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)

### Global Offering

<b>Total number of Offer Shares under the Global Offering</b>	<b>: 90,000,000 H Shares (subject to the Over-allotment Option)</b>
<b>Number of Hong Kong Offer Shares</b>	<b>: 9,000,000 H Shares (subject to adjustment)</b>
<b>Number of International Offer Shares</b>	<b>: 81,000,000 H Shares (subject to adjustment and the Over-allotment Option)</b>
<b>Offer Price</b>	<b>: Not more than HK\$7.56 per H Share and expected to be not less than HK\$7.16 per H Share, plus brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005% (payable in full at the maximum offer price on application in Hong Kong Dollars, subject to refund on final pricing)</b>
<b>Nominal value</b>	<b>: RMB1.00 per H Share</b>
<b>Stock code</b>	<b>: 1502</b>

#### *Sole Sponsor*



#### *Sole Global Coordinator*



#### *Joint Bookrunners and Joint Lead Managers*



#### *Joint Lead Managers*



Application has been made by the Company to the Stock Exchange for the listing of, and permission to deal in, the H Shares to be issued by the Company pursuant to the Global Offering (including any additional H Shares which may be issued pursuant to the exercise of the Over-allotment Option). Dealings in the H Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. on Monday, 6 July 2020.

The Global Offering of 90,000,000 H Shares (subject to the Over-allotment Option) comprises: (1) the Hong Kong Public Offering of initially 9,000,000 H Shares (subject to adjustment), and (2) the International Offering of initially 81,000,000 H Shares (subject to adjustment and the Over-allotment Option), representing 10% and 90% of the total number of H Shares initially being offered under the Global Offering, respectively. The allocation of the Offer Shares between the Hong Kong Public Offering and the International Offering will be subject to adjustment as described in the section headed “Structure of the Global Offering” in the Prospectus. In the event that the Sole Global Coordinator decides to reallocate Offer Shares from the International Offering to the Hong Kong Public Offering, and such reallocation is done other than pursuant to Practice Note 18 of the Listing Rules, in accordance with Guidance Letter HKEx-GL91-18, the maximum total number of Offer Shares that may be reallocated to the Hong Kong Public Offering will be 9,000,000 Offer Shares (representing 10% of the number of the Offer Shares being offered under the Global Offering), so that the total number of Offer Shares for subscription under the Hong Kong Public Offering will increase up to 18,000,000 H Shares, representing two times the number of Hong Kong Offer Shares initially available under the Hong Kong Public Offering and 20% of the number of Offer Shares initially available under the Global Offering, and the Offer Price shall be fixed at the low end of the Offer Price Range (i.e. HK\$7.16 per Offer Share) stated in the Prospectus.

The Company is expected to grant the Over-allotment Option to the International Underwriters, exercisable by the Sole Global Coordinator on behalf of the International Underwriters at any time from the Listing Date until 30 days after the last date for lodging of applications under the Hong Kong Public Offering, to require the Company to allot and issue up to 13,500,000 additional H Shares, representing approximately 15% of the Offer Shares initially available under the Global Offering, at the Offer Price to cover over-allocations in the International Offering, if any. The Sole Global Coordinator may also cover any over-allocation by (i) purchasing H Shares in the secondary market; (ii) a full exercise of the Over-allotment Option; or (iii) a combination of purchases of H Shares in the secondary market and a partial exercise of the Over-allotment Option. Any such secondary market purchase will be made in compliance with all applicable laws, rules and regulations.

In the event the Over-allotment Option is exercised, an announcement will be made by the Company on the Company’s website at [www.jrjlife.com](http://www.jrjlife.com) and the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

Subject to the granting of the approval for the listing of, and permission to deal in, the H Shares on the Main Board of the Stock Exchange and compliance with the stock admission requirements of HKSCC, the H Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the date of commencement of dealings in the H Shares on the Stock Exchange or any other date HKSCC chooses. Settlement of transactions between participants of the Stock Exchange is required to take place in CCASS on the second business day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time. All necessary arrangements have been made for the H Shares to be admitted into CCASS. Investors should seek the advice of their stockbrokers or other professional advisers for details of the settlement arrangement as such arrangements may affect their rights and interests.

The Offer Price will not be more than HK\$7.56 per Offer Share and is expected to be not less than HK\$7.16 per Offer Share unless otherwise announced. Applicants for the Hong Kong Offer Shares are required to pay, on application, the maximum Offer Price of HK\$7.56 per Offer Share together with brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, subject to refund without interest if the Offer Price as finally determined is less than HK\$7.56 per Offer Share. The final Offer Price is expected to be fixed by agreement between the Company and the Sole Global Coordinator (for itself and on behalf of the Underwriters) on the Price Determination Date, which is currently expected to be on or around Wednesday, 24 June 2020 and, in any event, no later than Thursday, 2 July 2020. If, for any reason, the Offer Price is not agreed by Thursday, 2 July 2020 between the Sole Global Coordinator (for itself and on behalf of the Underwriters) and us, the Global Offering will not proceed and will lapse. In such event, the Company will issue an announcement on the Company's website at [www.jrjlife.com](http://www.jrjlife.com) and the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

**Applications for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus, the relevant Application Forms and the designated website ([www.eipo.com.hk](http://www.eipo.com.hk)) in relation to the White Form eIPO.**

Applicants who would like to have the allotted Hong Kong Offer Shares registered in their own names should either (1) complete and sign the **WHITE** Application Forms, or (2) submit applications online through the designated website of the **White Form eIPO** Service Provider at [www.eipo.com.hk](http://www.eipo.com.hk) under the **White Form eIPO** service. Applicants who would like to have the allotted Hong Kong Offer Shares registered in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants maintained in CCASS should either (1) complete and sign the **YELLOW** Application Forms, or (2) give **electronic application instructions** to HKSCC via CCASS.

Copies of the Prospectus, together with the **WHITE** Application Form, may be obtained during normal business hours from 9:00 a.m. on Friday, 19 June 2020, until 12:00 noon on Wednesday, 24 June 2020 from:

1. any of the following addresses of the Hong Kong Underwriters:

**Guotai Junan Securities (Hong Kong) Limited**

27/F, Low Block  
Grand Millennium Plaza  
181 Queen's Road Central  
Hong Kong

**ICBC International Securities Limited**

37/F, ICBC Tower  
3 Garden Road  
Hong Kong

**Silk Road International Capital Limited**  
2906, 29/F, Two International Finance Centre  
8 Finance Street, Central  
Hong Kong

**Wintech Securities Limited**  
Unit F, 20/F, China Overseas Building  
139 Hennessy Road  
Hong Kong

**CRIC Securities Company Limited**  
Unit 2007 & 2403, Great Eagle Centre  
23 Harbour Road, Wanchai  
Hong Kong

**HTF Securities Limited**  
Unit 1807, 18/F., Office Tower, Convention Plaza  
1 Harbour Road, Wanchai  
Hong Kong

**Ever-Long Securities Company Limited**  
Room 1101-1102 & 1111-1112, 11/F  
Wing On Centre  
111 Connaught Road Central, Sheung Wan  
Hong Kong

**Topaz Financial Group Limited**  
18/F, The Wellington  
198 Wellington Street, Central  
Hong Kong

2. any of the following branches of CMB Wing Lung Bank Limited, the receiving bank for the Hong Kong Public Offering:

<b>District</b>	<b>Branch Name</b>	<b>Address</b>
<b>Hong Kong Island</b>	Head Office	45 Des Voeux Road Central
	Central District Branch	189 Des Voeux Road Central
	North Point Branch	361 King's Road
	Kennedy Town Branch	28 Catchick Street
<b>Kowloon</b>	Mongkok Branch	B/F CMB Wing Lung Bank Centre, 636 Nathan Road

Copies of the Prospectus, together with the **YELLOW** Application Form, may be obtained during normal business hours from 9:00 a.m. on Friday, 19 June 2020 until 12:00 noon on Wednesday, 24 June 2020 from the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong or your stockbroker, who may have such **YELLOW** Application Forms and the Prospectus available.

The application for the Hong Kong Offer Shares will commence on Friday, 19 June 2020 through Wednesday, 24 June 2020. The application monies (including brokerage, SFC transaction levy and Stock Exchange trading fee) will be held by the receiving bank on behalf of the Company and the refund monies, if any, will be returned to the applicant(s) without interest on Friday, 3 July 2020. Investors should be aware that the dealings in H Shares on the Stock Exchange are expected to commence on Monday, 6 July 2020.

The **WHITE** or **YELLOW** Application Form completed in all respects in accordance with the instructions printed thereon, together with a cheque or banker's cashier order payable to "**CMB Wing Lung (Nominees) Limited-Financial Street Property Public Offer**" for the payment, should be deposited in the special collection boxes provided at any of the designated branches of the receiving bank listed above, at the following times on the following dates:

- Friday, 19 June 2020 – 9:00 a.m. to 5:00 p.m.
- Saturday, 20 June 2020 – 9:00 a.m. to 1:00 p.m.
- Monday, 22 June 2020 – 9:00 a.m. to 5:00 p.m.
- Tuesday, 23 June 2020 – 9:00 a.m. to 5:00 p.m.
- Wednesday, 24 June 2020 – 9:00 a.m. to 12:00 noon

Applicants applying by the **White Form eIPO** may submit applications through the **White Form eIPO** service at [www.eipo.com.hk](http://www.eipo.com.hk) (24 hours daily, except on the last application day) from 9:00 a.m. on Friday, 19 June 2020 until 11:30 a.m. on Wednesday, 24 June 2020 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Wednesday, 24 June 2020 or such later time as described in the paragraph headed "How to Apply for the Hong Kong Offer Shares – 10. Effect of Bad Weather on the Opening of the Application Lists" in the Prospectus.

CCASS Clearing/Custodian Participants can input **electronic application instructions** at the following times on the following dates:<sup>(1)</sup>

- Friday, 19 June 2020 – 9:00 a.m. to 8:30 p.m.
- Monday, 22 June 2020 – 8:00 a.m. to 8:30 p.m.
- Tuesday, 23 June 2020 – 8:00 a.m. to 8:30 p.m.
- Wednesday, 24 June 2020 – 8:00 a.m. to 12:00 noon

*Note:*

- (1) The times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants and/or CCASS Investor Participants.

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Friday, 19 June 2020 until 12:00 noon on Wednesday, 24 June 2020 (24 hours daily, except on Wednesday, 24 June 2020, the last application day).

The latest time for inputting your **electronic application instructions** will be 12:00 noon on Wednesday, 24 June 2020, the last application day or such later time as described in the paragraph headed “10. Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus.

Please refer to the sections headed “Structure of the Global Offering” and “How to Apply for Hong Kong Offer Shares” in the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

The Company expects to publish the announcement on the final Offer Price, the level of indications of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the basis of allocation of the Hong Kong Offer Shares on Friday, 3 July 2020 on the Company’s website at [www.jrjlife.com](http://www.jrjlife.com) and the Stock Exchange’s website at [www.hkexnews.hk](http://www.hkexnews.hk).

The results of allocations under the Hong Kong Public Offering and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Hong Kong Public Offering will be available through a variety of channels from Friday, 3 July 2020 as described in the paragraph headed “How to Apply for Hong Kong Offer Shares – 11. Publication of Results” in the Prospectus.

The Company will not issue temporary documents of title in respect of the H Shares, and will not issue receipt for sums paid on application. H Share certificates will only become valid certificates of title at 8:00 a.m. on Monday, 6 July 2020 provided that the Global Offering has become unconditional in all respects and the right of termination described in the paragraph headed “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination” in the Prospectus has not been exercised.

Assuming that the Global Offering becomes unconditional at or before 8:00 a.m. on Monday, 6 July 2020, dealings in the H Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Monday, 6 July 2020. The H Shares will be traded in board lots of 1,000 H Shares each. The stock code of the Company is 1502.

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

Hong Kong, 19 June 2020

*As at the date of this announcement, 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.*

*This announcement is available for viewing on the website of the Company at [www.jrjlife.com](http://www.jrjlife.com) and the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).*