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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 2020 ANNUAL GENERAL MEETING HELD ON 24 JUNE 2021, 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 18 May 2021 issued by Financial Street Property Co., Limited (the “**Company**”) in relation to the 2020 annual general meeting of the Company (the “**AGM**”). Unless the context otherwise requires, capitalized terms used herein shall have the same meanings as those defined in the Circular.

THE 2020 ANNUAL GENERAL MEETING

The Board is pleased to announce that the AGM was held at 2/F, Financial Street Centre, No. 9A Financial Street, Xicheng District, Beijing, the PRC on Thursday, 24 June 2021.

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 numbered 1 to 7 and 9 to 11 in the Notice.

As disclosed in the Circular, Financial Street Group and its associates, which were interested in an aggregate of 34.35% of the total issued share capital of the Company, was required under the Listing Rules to abstain from voting and did not vote on the resolution numbered 8 in the Notice (the resolution to approve the terms of the Deposit Service Framework Agreement (including the Annual Cap) and the transactions contemplated thereunder). Therefore, the total number of Shares entitling the holders to attend and vote on the resolution numbered 8 in the Notice was 245,200,730 Shares.

Save as disclosed above, there was no restriction on any Shareholder casting votes on any of the resolutions at the AGM and no Shareholder was required under the Listing Rules to abstain from voting at the AGM.

Save as disclosed above, 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 of the PRC, the relevant laws and regulations of the PRC, the Listing Rules and the articles of association of the Company.

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.

Shareholders (including their proxies and authorised representatives), holding a total of 292,342,000 Shares and representing approximately 78.27% of the total share capital of the Company, were present at the AGM. All the resolutions as set out in the Notice were put to vote by way of poll by the Shareholders and their proxies 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 2020 Report of the Board.	292,342,000 100%	0 0%	0 0%
2.	To consider and approve the 2020 Report of the Supervisory Committee.	292,342,000 100%	0 0%	0 0%
3.	To consider and approve the 2020 Audited Consolidated Financial Statements.	292,342,000 100%	0 0%	0 0%
4.	To consider and approve the 2020 Annual Report.	292,342,000 100%	0 0%	0 0%
5.	To consider and approve the profit distribution plan for 2020 (the proposal of a final dividend of RMB0.154 per Share (before tax)).	292,342,000 100%	0 0%	0 0%
6.	To consider and approve the annual financial budget for 2021.	292,342,000 100%	0 0%	0 0%

ORDINARY RESOLUTIONS		Number of votes (%)		
		For	Against	Abstain
7.	To consider and approve the 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 2021, respectively for a term until the conclusion of the next annual general meeting of the Company, and to approve the Board's authorization of management's determination of their remuneration.	292,342,000 100%	0 0%	0 0%
8.	To consider and approve the terms of the Deposit Service Framework Agreement (including the Annual Cap) and the transactions contemplated thereunder.	145,258,730 88.549325%	18,784,000 11.450675%	0 0%
SPECIAL RESOLUTIONS		Number of votes (%)		
		For	Against	Abstain
9.	To consider and approve the change of the business scope.	292,342,000 100%	0 0%	0 0%
10.	To consider and approve the amendments to the Articles of Association.	292,342,000 100%	0 0%	0 0%
11.	To consider and authorize the Board to change the business scope of the Company through amendments to the Articles of Association.	292,342,000 100%	0 0%	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 8, 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 the above special resolutions numbered 9 to 11, each of these special resolutions was duly passed as a special resolution.

DISTRIBUTION OF ANNUAL DIVIDEND

As the resolution numbered 5 regarding the profit distribution plan for 2020 was approved at the AGM, the Board is pleased to announce that the following details regarding the distribution of a final dividend of RMB0.154 per Share (before tax) for the year ended 31 December 2020 (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 Monday, 12 July 2021. 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 Tuesday, 6 July 2021 to Monday, 12 July 2021, 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, Hong Kong for registration not later than 4:30 p.m. on Monday, 5 July 2021.

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. RMB0.830586 against HK\$1.00) 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\$0.18541 (before tax).

The Annual Dividend is expected to be paid on or before Monday, 23 August 2021.

Pursuant to the Enterprise Income Tax Law of the People’s Republic of China (《中華人民共和國企業所得稅法》) which came into effect on 1 January 2008, and amended on 24 February 2017 and 29 December 2018, the Provision for Implementation of Enterprise Income Tax Law of the People’s Republic of China (《中華人民共和國企業所得稅法實施條例》) which took effect on 1 January 2008 and amended on 23 April 2020, and 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 nonresident 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).

On 28 June 2011, the State Administration of Taxation promulgated the Notice on the Issues on 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 “**No. 348 Circular**”). Pursuant to the No. 348 Circular, foreign resident individual shareholders holding the shares of a domestic non-foreign-invested enterprise is entitled to the relevant preferential tax treatments pursuant to the provisions in the tax treaties between the country(ies) in which they are domiciled and the PRC, and the tax arrangements between the PRC and Hong Kong or Macau. Pursuant to the No. 348 Circular, individual income tax at a tax rate of 10% may in general be withheld in respect of the dividend and bonus to be distributed by the domestic non-foreigninvested enterprises whose shares have been issued in Hong Kong, without the need to make any application for preferential tax treatments. However, the tax rate for each foreign resident individual shareholder may vary depending on the relevant tax treaties between the country(ies) of their domicile and the PRC. Pursuant to the relevant requirements under the Notice on the Tax Policies Related to the Pilot Program of the Shenzhen-Hong Kong Stock Connect (Cai Shui [2016] No. 127) (《關於深港股票市場交易互聯互通機制試點有關稅收政策的通知》(財稅[2016]127號)), for dividends and bonus received by domestic investors from investing in H shares listed on the Stock Exchange through southbound trading, the company of such H shares shall withhold individual income tax at the rate of 20% on behalf of the investors. For dividends and bonus received by domestic securities investment funds from investing in shares listed on the Stock Exchange through southbound trading, the tax payable shall be the same as that for individual investors. The company of such H shares will not withhold the income tax for dividends and bonus on behalf of domestic enterprise investors and those domestic enterprise investors shall declare and pay the relevant tax themselves.

When distributing the Annual Dividend to the holders of H Shares, the Company will withhold payment of the relevant income tax strictly in accordance with the relevant laws or requirements of the relevant governmental departments. The Company assumes no liability whatsoever in respect of and will not entertain any claims arising from any delay in, or inaccurate determination of, the status of the shareholders or any disputes over the mechanism of withholding of income tax.

AMENDMENTS TO THE ARTICLES OF ASSOCIATION

Reference is made to the Circular relating to, among other things, the proposed amendments to the Articles of Association.

The Board announces that such proposed amendments to the Articles of Association have been duly approved by the Shareholders at the AGM on 24 June 2021. The Company will act in strict accordance with relevant regulations to complete the relevant record-filing procedures of the Articles of Association. 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, 24 June 2021

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.