

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and Hong Kong Securities Clearing Company Limited take no responsibility for the contents of this announcement, 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 announcement.

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)

CLARIFICATION ANNOUNCEMENT

Reference is made to the prospectus of Financial Street Property Co., Limited (the “**Company**”) dated 19 June 2020 (the “**Prospectus**”). Unless otherwise stated, terms used in this clarification announcement shall have the same meanings as those defined in the Prospectus.

The Company would like to clarify that there was an inadvertent clerical mistake regarding the Commissions and Fees on page 359 under the section headed “Underwriting” of the Prospectus, and that assuming the Over-allotment Option is not exercised at all and based on an Offer Price of HK\$7.36 per H Share (being the mid-point of the indicative Offer Price range of HK\$7.16 to HK\$7.56 per H Share), the Commissions and Fees are estimated to be approximately HK\$55.1 million in total, instead of HK\$438.8 million as disclosed in the Prospectus.

Save for the aforesaid, the Company confirms that all information disclosed in the Prospectus remains unchanged, and such information is accurate and complete in all material respects and not misleading or deceptive under Rule 2.13 of the Listing Rules.

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

Hong Kong, 21 July 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 and the website of the Stock Exchange at www.hkexnews.hk.