
THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to what action to take in relation to this circular, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional public accountant or other professional adviser.

If you have sold or transferred all your shares in **Financial Street Property Co., Limited**, you should at once hand this circular, together with the enclosed proxy form, to the purchaser(s) or transferee(s) or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s). Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this circular, 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 circular.

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)

(1) 2022 REPORT OF THE BOARD
(2) 2022 REPORT OF THE SUPERVISORY COMMITTEE
(3) 2022 AUDITED CONSOLIDATED FINANCIAL STATEMENTS
(4) 2022 ANNUAL REPORT
(5) PROFIT DISTRIBUTION PLAN FOR 2022
(6) ANNUAL FINANCIAL BUDGET FOR 2023
**(7) RE-APPOINTMENT OF INTERNATIONAL AND DOMESTIC
AUDITORS FOR 2023**
(8) PROPOSED NEW APPOINTMENT OF DIRECTOR
(9) AMENDMENTS TO THE ARTICLES OF ASSOCIATION
**(10) AUTHORISATION TO THE BOARD TO CONDUCT
NON-SUBSTANTIVE AMENDMENTS TO THE BUSINESS SCOPE
OF THE ARTICLES OF ASSOCIATION**
AND
NOTICE OF THE 2022 ANNUAL GENERAL MEETING

A notice convening the AGM of Financial Street Property Co., Limited to be held on Thursday, 8 June 2023 at 2:00 p.m. at Room 04A4, Area A (T4), 4/F, 6 Gao Liang Qiao Road, Xicheng District, Beijing, the PRC is set out on pages AGM-1 to AGM-3 of this circular. A proxy form for use at the AGM is also enclosed in this circular. Such proxy form is also published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.jrjlife.com).

Shareholders who intend to appoint a proxy to attend the AGM shall complete and return the enclosed proxy form in accordance with the instructions printed thereon not less than 24 hours before the time fixed for holding the AGM or any adjournment thereof (as the case may be). Completion and return of the proxy form will not preclude Shareholders from attending and voting in person at the AGM or any adjourned meeting thereof if Shareholders so wish.

26 April 2023

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DEFINITIONS

In this circular, unless the context otherwise requires, the following expressions shall have the meanings set out below:

“AGM” or “Annual General Meeting”	the annual general meeting of the Company to be held on Thursday, 8 June 2023 at 2:00 p.m. at Room 04A4, Area A (T4), 4/F, 6 Gao Liang Qiao Road, Xicheng District, Beijing, the PRC to consider and, if appropriate, to approve the resolutions contained in the notice of the meeting which is set out on pages AGM-1 to AGM-3 of this circular, or any adjournment thereof
“Articles of Association”	the articles of association of the Company currently in force
“Board”	the board of Directors of the Company
“China” or the “PRC”	the People’s Republic of China, but for the purpose of this circular and for geographical reference only, “China” and the “PRC” in this circular do not include Hong Kong Special Administrative Region, the Macau Special Administrative Region of the PRC and Taiwan
“Company”	Financial Street Property Co., Limited (金融街物業股份有限公司), a joint stock company incorporated in the PRC with limited liability, the H Shares of which are listed on the Main Board of the Stock Exchange (stock code: 1502)
“Director(s)”	the director(s) of the Company
“Domestic Share(s)”	ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, which are subscribed for and paid up in Renminbi
“Financial Street Group”	Beijing Financial Street Investment (Group) Co., Ltd. (北京金融街投資(集團)有限公司), a state-owned enterprise incorporated in the PRC on 29 May 1996. As at the Latest Practicable Date, it indirectly holds 34.35% of the issued share capital in the Company through its wholly-owned subsidiary
“Group”	the Company and its subsidiaries
“H Share(s)”	overseas listed foreign shares in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong dollars and listed on the Main Board of the Stock Exchange
“H Shareholder(s)”	holders of H Share(s)
“HK\$” or “Hong Kong dollars”	Hong Kong dollars, the lawful currency of Hong Kong

DEFINITIONS

“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Latest Practicable Date”	19 April 2023, being the latest practicable date prior to the printing of this circular for ascertaining certain information in this circular
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“RMB” or “Renminbi”	Renminbi, the lawful currency of the PRC
“SFO”	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong, as amended from time to time
“Share(s)”	ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, comprising Domestic Shares and H Shares
“Shareholder(s)”	holder(s) of Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Supervisor(s)”	supervisor(s) of the Company
“Supervisory Committee”	the supervisory committee of the Company
“2022 Annual Report”	the annual report of the Company for the year ended 31 December 2022, which has been published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.jrjlife.com)
“2022 Audited Consolidated Financial Statements”	the audited consolidated financial statements of the Group for the year ended 31 December 2022, the full text of which is set out in the 2022 Annual Report
“2022 Report of the Board”	the report of the Board for the year ended 31 December 2022, the full text of which is set out in the 2022 Annual Report
“2022 Report of the Supervisory Committee”	the report of the Supervisory Committee for the year ended 31 December 2022, the full text of which is set out in the 2022 Annual Report

In this circular, the terms “controlling shareholder” and “subsidiary” have the meanings given to such terms in the Listing Rules, unless the context otherwise requires. The English names of Chinese entities included in this circular are unofficial translations of their Chinese names and are included for identification purposes only.

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)

Executive Directors:

Mr. Sun Jie (*Chairman*)
Ms. Xue Rui

Non-executive Directors:

Mr. Shen Mingsong
Mr. Liang Jianping
Mr. Li Liang
Ms. Zhao Lu

Independent non-executive Directors:

Mr. Song Baocheng
Ms. Tong Yan
Ms. Lu Qing

Registered office in the PRC:

33 Financial Street
Xicheng District
Beijing
PRC

Principal place of business in the PRC:

24/F, Xihuan Plaza Tower 2
1 Xizhimenwai Avenue
Xicheng District

Beijing
PRC

Principal place of business in Hong Kong:

46/F, Hopewell Centre
183 Queen's Road East
Wan Chai
Hong Kong

26 April 2023

To the Shareholders:

Dear Sir or Madam,

- (1) 2022 REPORT OF THE BOARD**
(2) 2022 REPORT OF THE SUPERVISORY COMMITTEE
(3) 2022 AUDITED CONSOLIDATED FINANCIAL STATEMENTS
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AND
NOTICE OF THE 2022 ANNUAL GENERAL MEETING

LETTER FROM THE BOARD

1. INTRODUCTION

The purpose of this circular is to provide you with the notice of the AGM and the information reasonably necessary to enable you to make an informed decision on whether to vote for or against the proposed resolutions at the AGM.

At the AGM, ordinary resolutions will be proposed as follows:

- (a) to consider and approve the 2022 Report of the Board;
- (b) to consider and approve the 2022 Report of the Supervisory Committee;
- (c) to consider and approve the 2022 Audited Consolidated Financial Statements;
- (d) to consider and approve the 2022 Annual Report;
- (e) to consider and approve the profit distribution plan for 2022;
- (f) to consider and approve the annual financial budget for 2023;
- (g) to consider and approve the re-appointment of international and domestic auditors for 2023, and to approve the Board to authorise the management to fix their remuneration; and
- (h) to consider and approve the appointment of new Director.

At the AGM, special resolutions will be proposed as follows:

- (a) to consider and approve the amendments to the Articles of Association; and
- (b) to approve and authorise the Board to conduct non-substantive amendments to the business scope of the Articles of Association.

In order to enable you to have a better understanding of the resolutions to be proposed at the AGM and to make an informed decision in the circumstance where sufficient and necessary information is available, we have provided detailed information to Shareholders in this circular.

LETTER FROM THE BOARD

2. BUSINESSES TO BE CONSIDERED AT THE AGM

2.1 To consider and approve the 2022 Report of the Board

The full text of the 2022 Report of the Board is set out in the section headed “Report of Directors” in the 2022 Annual Report.

The 2022 Report of the Board was considered and approved by the Board on 23 March 2023 and is hereby proposed at the AGM for consideration and approval.

2.2 To consider and approve the 2022 Report of the Supervisory Committee

The full text of the 2022 Report of the Supervisory Committee is set out in the section headed “Report of the Supervisory Committee” in the 2022 Annual Report.

The 2022 Report of the Supervisory Committee was considered and approved by the Supervisory Committee on 23 March 2023 and is hereby proposed at the AGM for consideration and approval.

2.3 To consider and approve the 2022 Audited Consolidated Financial Statements

The full text of the 2022 Audited Consolidated Financial Statements has been set out in the 2022 Annual Report.

The 2022 Audited Consolidated Financial Statements were considered and approved by the Board on 23 March 2023 and are hereby proposed at the AGM for consideration and approval.

2.4 To consider and approve the 2022 Annual Report

The 2022 Annual Report was considered and approved by the Board on 23 March 2023 and is hereby proposed at the AGM for consideration and approval.

2.5 To consider and approve the profit distribution plan for 2022

The profit distribution plan for 2022 was considered and approved by the Board on 23 March 2023, and the Board proposed the distribution of a final dividend of RMB0.163 per Share (before tax) for the year ended 31 December 2022 (the “**Annual Dividend**”). The profit distribution plan shall be subject to the consideration and approval of the Shareholders at the AGM. 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 published by the People’s Bank of China one calendar week prior to the AGM. Upon approval at the AGM, the Annual Dividend will be paid on or before Monday, 7 August 2023.

LETTER FROM THE BOARD

Subject to the approval of the Shareholders at the AGM, the Annual Dividend will be distributed to the Shareholders whose names appear on the register of members of the Company on Monday, 26 June 2023. 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 Wednesday, 21 June 2023 to Monday, 26 June 2023, 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, Wan chai, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 20 June 2023.

Pursuant to the Enterprise Income Tax Law of the PRC (《中華人民共和國企業所得稅法》) and its implementing rules which came into effect on 1 January 2008, and amended on 24 February 2017 and 29 December 2018, 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 non-resident 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).

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 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.

LETTER FROM THE BOARD

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) (《非居民納稅人享受稅收協議待遇管理辦法》(國家稅務總局公告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.

2.6 To consider and approve the annual financial budget for 2023

Based on its analysis on its operation in 2022, and considering its future development plan and the industry trend, the Company has prepared the financial budget plan for 2023, which is hereby proposed at the AGM for consideration and approval:

The Company's total budget of operating expenses and costs (after deducting taxes, surcharges and non-operating expenses) in 2023 is expected to be approximately RMB1,463 million;

According to its needs for business expansion and its plan for use of fund raised, the Company's total investment budget in 2023 is expected to be approximately RMB746 million.

Important note: These budgets serve as the Company's internal management and control indicators for its operation plan for 2023, and do not represent its annual profit forecast. Achievement of those indicators is conditional upon corporate operation and management practices, market changes, macroeconomic environment and other internal and external factors, and is subject to uncertainty. Investors are advised to pay attention.

LETTER FROM THE BOARD

2.7 To consider and approve the re-appointment of international and domestic auditors for 2023 and to approve the Board to authorise the management to fix their remuneration

Grant Thornton Hong Kong Limited (致同(香港)會計師事務所有限公司) and Grant Thornton (Special General Partnership) (致同會計師事務所(特殊普通合夥)) will retire as the auditors of the Company with effect from the conclusion of the 2022 AGM and, being eligible, offer themselves for re-appointment.

The Board, upon the recommendation of the audit committee of the Company, proposed to re-appoint Grant Thornton Hong Kong Limited (致同(香港)會計師事務所有限公司) and Grant Thornton (Special General Partnership) (致同會計師事務所(特殊普通合夥)) as the international and domestic auditors of the Company for the year of 2023, respectively, to hold office until the conclusion of the next annual general meeting of the Company, and to approve the Board to authorise the management to determine their remuneration.

2.8 To consider and approve the appointment of new Director

Reference is made to the announcement of the Company dated 18 April 2023 in respect of the resignation of Mr. Shen Mingsong (沈明松) (“**Mr. Shen**”), a non-executive Director and the proposed appointment of Ms. Hu Yuxia (胡玉霞) (“**Ms. Hu**”) as a non-executive Director.

Mr. Shen has tendered his resignation as a non-executive Director and a member the Remuneration Committee of the Board due to change of his work arrangement. Mr. Shen’s resignation will become effective upon election of a new non-executive Director at the AGM. During the period from his resignation to the election of the new non-executive Director at the AGM, he would continue to perform his duties as a non-executive Director and a member of the Remuneration Committee in accordance with the applicable laws and the Articles of Association.

Mr. Shen has confirmed that he has no disagreement with the Board and the Company, and there is no other matter in respect of his resignation that needs to be brought to the attention of the Shareholders or the Stock Exchange.

The Board would like to take this opportunity to express its sincere gratitude to Mr. Shen for his contribution to the Company during his tenure of service.

The Board has resolved to nominate Ms. Hu as a candidate to replace Mr. Shen as a non-executive Director, subject to the approval of the Shareholders at the AGM. Subject to the approval of her appointment by the Shareholders at the AGM, Ms. Hu will concurrently serve as a member of the Remuneration Committee of the Board of the Company. The Company will enter into a service contract with Ms. Hu. The initial term of service will commence on the date of the AGM and expire at the end of the second session of the Board of the Company. Ms. Hu will not receive any remuneration from the Company for her services as a non-executive Director and as a member of the Remuneration Committee.

LETTER FROM THE BOARD

Biographical details of Ms. Hu are set out in Appendix I to this circular.

2.9 To consider and approve the amendments to the Articles of Association

The Board proposed to amend the existing Articles of Association to bring the existing Articles of Association in line with the requirements under the Listing Rules including the core shareholder protection standards set out in Appendix 3 to the Listing Rules.

Details of the proposed amendments are set out in Appendix II to this circular. The proposed amendments are written in Chinese and do not have an official English version. Accordingly, the English version of the proposed amendments is for reference only. In the event of any inconsistency, the Chinese version shall prevail.

2.10 To consider and approve and authorise the Board to conduct non-substantive amendments to the business scope of the Articles of Association

Taking into account the Company's needs for business expansion and in order to improve decision-making efficiency, it is proposed to apply for an extension of the authorisation granted by the general meeting to the Board to conduct non-substantial amendments to the main business scope of Article 14 "Business Scope" under Chapter 2 of the Articles of Association. The authorisation period shall be from the date of the AGM to the date of the next annual general meeting (both days inclusive), subject to the following conditions: (1) only to increase, reduce, consolidate and divide the main business scope of the Company; (2) to register/file the business scope in accordance with the catalogue of business scope issued by the State Administration for Market Regulation.

3. AGM AND PROXY ARRANGEMENT

The proxy form of the AGM is enclosed herewith.

If you intend to appoint a proxy to attend the AGM, you are required to complete and return the accompanying proxy form in accordance with the instructions printed thereon. H Shareholders are required to return the proxy form to 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 and Domestic Shareholders are required to return the proxy form to the Company's principal place of business in the PRC at 24/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC by personal delivery or by post not less than 24 hours before the time fixed for holding the AGM or any adjourned meeting thereof. Completion and return of the proxy form will not preclude you from attending and voting in person at the AGM or at any adjourned meeting should you so wish.

LETTER FROM THE BOARD

4. VOTING BY POLL

According to Rule 13.39(4) of the Listing Rules, any vote of Shareholders at a general meeting must be taken by poll. Accordingly, the chairman of the AGM will exercise his power under the Articles of Association to demand a poll in relation to all the proposed resolutions at the AGM.

5. RECOMMENDATION

The Board considers that the resolutions set out in the notice of the AGM are in the interests of the Company and its Shareholders as a whole. Accordingly, the Board recommends all Shareholders to vote in favour of such resolutions to be proposed at the AGM.

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

BIOGRAPHICAL DETAILS OF THE DIRECTOR TO BE NEWLY APPOINTED**Ms. Hu Yuxia (胡玉霞)**

Ms. Hu, aged 45, is currently an executive director and manager of Beijing Tiantai Real Estate Co., Ltd.* (北京天泰置業有限公司), a shareholder holding approximately 21.32% of the total issued share capital of the Company as at the Latest Practicable Date.

Ms. Hu has been engaged in hotel and property management for many years and has extensive experience in hotel and property management and hotel development and construction. From August 1998 to June 2016, she served as an employee, head of sales department, deputy general manager and director of Huangshan Huaxi Hotel Co., Ltd.* (黃山花溪飯店有限公司). From July 2016 to October 2020, she successively served as the deputy general manager and general manager of China Life Real Estate (Huangshan) Investment Management Co., Ltd.* (國壽不動產(黃山)投資管理有限公司). Since July 2016, she has been serving as the assistant to general manager and chairman of labour union of China Life Real Estate Investment Management Co., Ltd.* (國壽不動產投資管理有限公司) and, since July 2022, she has been serving as the chairman of labour union committee of China Life Real Estate Investment Management Co., Ltd.* (國壽不動產投資管理有限公司). Since March 2018, she has been serving as the director, managing director, chairman and general manager of Anhui Jiuhua Hotel Co., Ltd.* (安徽省九華山莊有限公司). Since June 2022, she has been serving as the director and chairman of Beijing Ningmengshu Restaurant Co., Ltd.* (北京檸檬樹餐飲有限公司). Since March 2023, she has been serving as the executive director and manager of Beijing Tiantai Real Estate Co., Ltd.* (北京天泰置業有限公司).

Ms. Hu obtained a bachelor's degree in business administration from the School of Distance Education of Zhejiang University in July 2012, and completed the part-time postgraduate study in regional economics of the Party School of the Central Committee of the Communist Party of China in July 2018.

Ms. Hu was a director of Huangshan Huaxi Hotel Co., Ltd.* (黃山花溪飯店有限公司) prior to its voluntary deregistration, and the general manager of China Life Real Estate (Huangshan) Investment Management Co., Ltd.* (國壽不動產(黃山)投資管理有限公司) prior to its voluntary deregistration. Huangshan Huaxi Hotel Co., Ltd.* (黃山花溪飯店有限公司) was a company established in the PRC and was deregistered on 27 December 2016, and its principal business was guest rooms rental and operation of restaurants, bars and merchandise retailing prior to its deregistration. China Life Real Estate (Huangshan) Investment Management Co., Ltd.* (國壽不動產(黃山)投資管理有限公司) was a company established in the PRC and was deregistered on 21 February 2020 and its principal business was rental investment management and investment advisory prior to its deregistration. Ms. Hu confirmed that to the best of her knowledge, Huangshan Huaxi Hotel Co., Ltd.* (黃山花溪飯店有限公司) and China Life Real Estate (Huangshan) Investment Management Co., Ltd.* (國壽不動產(黃山)投資管理有限公司) were solvent and had no outstanding claims or liabilities immediately prior to their deregistration, and that their dissolution did not result in any liability or obligation imposed on her.

As at the Latest Practicable Date, save as disclosed above, Ms. Hu has not held any other position with the Company or other subsidiaries of the Company, has not held any directorships in other listed companies in the last three years, and has no other major appointments or professional qualifications. She does not have any relationships with any Director, supervisor, member of senior management, substantial shareholder or controlling shareholder of the Company. She does not have any interest in shares in the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as disclosed above, there is no other information about the appointment of Ms. Hu which is required to be disclosed under Rule 13.51(2) of the Listing Rules nor is there any other matter which needs to be brought to the attention of the Shareholders.

Details of the proposed confirmation of amendments to the Articles of Association* are set out as follows:

Current Articles of Association**	Proposed Amendments to the Articles of Association
Article 58 Holders of ordinary shares of the Company shall enjoy the following rights in accordance with applicable laws and the Articles of Association: (I) to collect dividends and other distributions in proportion to the quantity of shares held by them; (II) to request, convene, preside over, attend or appoint a proxy to attend general meetings in accordance with the law and to exercise the corresponding voting rights; ... (V) to obtain relevant information in accordance with the Articles of Association, which shall include: 1. obtaining a copy of the Articles of Association after payment of a reasonable charge; 2. being entitled, after payment of reasonable charges, to examine and copy: (1) all parts of the register of shareholders; ...	Article 58 Holders of ordinary shares of the Company shall enjoy the following rights in accordance with applicable laws and the Articles of Association: (I) to collect dividends and other distributions in proportion to the quantity of shares held by them; (II) to request, convene, preside over, attend or appoint a proxy to attend general meetings in accordance with the law and to exercise the corresponding voting rights<u>right to speak and vote</u>; ... (V) to obtain relevant information in accordance with the Articles of Association, which shall include: 1. obtaining a copy of the Articles of Association after payment of a reasonable charge; 2. being entitled, after payment of reasonable charges, to examine and copy;<u>to inspect free of charge, and to copy after payment of reasonable charges</u>; (1) all parts of the register of shareholders; ...

Current Articles of Association**	Proposed Amendments to the Articles of Association
Article 90 ... If the shareholder is a Recognized Clearing House (or an agent thereof) as defined in the relevant regulations under the Hong Kong laws in effect from time to time, one or more individuals that it deems suitable may be appointed by it to act as its representative(s) at any general meeting or any class shareholders' meeting; however, if two or more individuals are appointed as representatives, their powers of attorney shall specify the number and class of shares involved in the appointment of each such individual. The individual(s) so appointed may exercise the rights of the Recognized Clearing House (or its agent) (without the need to produce evidence of shareholding, notarized authorization and/or further evidence to prove that he, she or they are duly authorized) as if he, she or they was or were (an) individual shareholder(s) of the Company.	Article 90 ... If the shareholder is a Recognized Clearing House (or an agent thereof) as defined in the relevant regulations under the Hong Kong laws in effect from time to time, one or more individuals that it deems suitable may be appointed by it to act as its representative(s) at any general meeting or, any class shareholders' meeting <u>or</u> creditors meeting; however, if two or more individuals are appointed as representatives, their powers of attorney shall specify the number and class of shares involved in the appointment of each such individual. The individual(s) so appointed may exercise the rights of the Recognized Clearing House (or its agent) (without the need to produce evidence of shareholding, notarized authorization and/or further evidence to prove that he, she or they are duly authorized), <u>including the right to speak and vote</u>, as if he, she or they was or were (an) individual shareholder(s) of the Company.

* *The Articles of Association and the proposed amendments to the Articles of Association were written in Chinese, without formal English version. As such, any English translation shall be for reference only. In case of any discrepancies, the Chinese version shall prevail.*

** *The version of the Articles of Association as at 24 June 2021.*

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 2022 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the 2022 annual general meeting (the “**AGM**”) of Financial Street Property Co., Limited (the “**Company**”) will be held at Room 04A4, Area A (T4), 4/F, 6 Gao Liang Qiao Road, Xicheng District, Beijing, the PRC on Thursday, 8 June 2023 at 2:00 p.m. 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 26 April 2023 (the “**Circular**”).

ORDINARY RESOLUTIONS

1. To consider and approve the 2022 Report of the Board.
2. To consider and approve the 2022 Report of the Supervisory Committee.
3. To consider and approve the 2022 Audited Consolidated Financial Statements.
4. To consider and approve the 2022 Annual Report.
5. To consider and approve the profit distribution plan for 2022 (proposed a final dividend of RMB0.163 per Share (before tax)).
6. To consider and approve the annual financial budget for 2023.
7. 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 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 2023, respectively for a term until the conclusion of the next annual general meeting of the Company, and to approve the Board to authorise the management to fix their remuneration.
8. To consider and approve the appointment of Ms. Hu Yuxia as a non-executive Director of the Company.

NOTICE OF THE 2022 ANNUAL GENERAL MEETING

SPECIAL RESOLUTIONS

9. To consider and approve the amendments to the Articles of Association.
10. To approve and authorise the Board to conduct non-substantive amendments to the business scope of the Articles of Association.

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

Beijing, the PRC, 26 April 2023

As at the date of this notice, the Board comprises Mr. Sun Jie and Ms. Xue Rui as executive Directors, Mr. Shen Mingsong, Mr. Liang Jianping, Mr. Li Liang and Ms. Zhao Lu as non-executive Directors, and Mr. Song Baocheng, Ms. Tong Yan and Ms. Lu Qing as independent non-executive Directors.

Notes:

1. All resolutions at the AGM 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 AGM. Any Shareholder of the Company entitled to attend and vote at the AGM convened by the above notice is entitled to appoint a proxy or more than one proxy to attend the AGM 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 AGM. Completion and return of the proxy form will not preclude a Shareholder from attending and voting at the AGM or any adjourned meeting thereof should he/she so wish.
4. For the purpose of determining the Shareholders’ eligibility to attend and vote at the AGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Monday, 5 June 2023 to Thursday, 8 June 2023, 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 AGM, 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, 2 June 2023.

NOTICE OF THE 2022 ANNUAL GENERAL MEETING

5. For the purpose of determining the identity of the Shareholders entitled to the annual dividend in respect of the year ended 31 December 2022, the H Share register of members of the Company will be closed from Wednesday, 21 June 2023 to Monday, 26 June 2023, both days inclusive, during which period no transfer of H Shares will be registered. For entitlement to the above annual dividend, all share certificates together with the share transfer forms 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 not later than 4:30 p.m. on Tuesday, 20 June 2023.
6. The AGM is expected to take no more than half a day. Shareholders who attend the AGM (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 AGM.
7. Shareholders who are entitled to attend and vote at the AGM may appoint one or more proxies to attend and vote on their behalf. A proxy need not be a Shareholder.
8. Shareholders or their proxies shall provide their identification documents when attending the AGM. 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.
9. 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.