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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)**

## **ANNOUNCEMENT**

### **PROPOSED CONFIRMATION OF THE INCREASE IN REGISTERED CAPITAL AND OF THE AMENDMENTS TO THE ARTICLES OF ASSOCIATION**

This announcement is made by Financial Street Property Co., Limited (the “**Company**”) in accordance with Rule 13.51(1) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

References are made to the prospectus of the Company dated 19 June 2020 (the “**Prospectus**”) and the announcement of the Company dated 24 July 2020 for the full exercise of the over-allotment options further elaborated upon below. Unless otherwise defined herein, capitalized terms in this announcement shall have the same meanings as those defined in the Prospectus.

Upon review and approval of the amendments to the articles of association of the Company (the “**Articles of Association**”) for post-listing purposes by the shareholders of the Company (the “**Shareholders**”) at the 2019 second extraordinary general meeting held by the Company on 13 December 2019, the applicable Articles of Association would take effect from the date of listing and trading of the Company’s H shares on the Stock Exchange subject to non-substantive amendments or adjustments made by the board (the “**Board**”) of directors (the “**Directors**”) of the Company prior to the listing and trading of Company’s H shares. Thereafter at the 2020 first extraordinary general meeting held by the Company on 31 March 2020, the Shareholders reviewed and approved the amendments relating to the Articles of Association effective post-listing and to the addition of one director. Also, at the 2020 eleventh meeting of the first session of the Board held on 9 June 2020, the Directors reviewed and approved non-substantive amendments to the Articles of Association (including amendments to Articles 49, 57 (IV) and 90). Based on regulatory requirements and the increase in the registered capital of the Company due to, *inter alia*, the full exercise of the over-allotment options as exercised by the Sole Global Coordinator, for and on behalf of the International Underwriters, in respect of an aggregate of 13,500,000 H shares in the Company, the Board, on a prudent, appropriate and necessary basis, recommends the approval and confirmation of the increase in the registered capital of the Company and the amendments to the Articles of Association (including amendments to Articles 4, 5, 26 and 29).

Given that the non-substantive amendments to Articles 49, 57(IV) and 90 of the Articles of Association have only been approved by Board resolution within authority as specified by a general meeting, the Board hereby announces that in addition to the proposed amendments to Articles 4, 5, 26 and 29 of the Articles of Association, the non-substantive amendments to Articles 49, 57(IV) and 90 of the Articles of Association are also proposed for the Shareholders’ confirmation.

For details of the amendments to the Articles of Association proposed for confirmation, please refer to the appendix to this announcement.

A circular containing, among others, details of confirmation of the increase in the registered capital of the Company and of the amendments to the Articles of Association and a notice of an extraordinary general meeting and the related proxy form will be dispatched to the Shareholders in due course.

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

Hong Kong, 3 August 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.*

## APPENDIX

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

Original Articles**	Amended Articles
<p><b>Article 4</b></p> <p>Domicile of the Company: 33 Jinrong Street, Xicheng District, Beijing</p> <p>Postal code: [•••]</p> <p>Fax: [•••]</p>	<p><b>Article 4</b></p> <p>Domicile of the Company: 33 Jinrong Street, Xicheng District, Beijing</p> <p>Postal code: <u>{100033}</u></p> <p>Fax: {•••}</p>
<p><b>Article 5</b></p> <p>The registered capital of the Company is RMB [•••]</p>	<p><b>Article 5</b></p> <p>The registered capital of the Company is RMB<u>{373,500,000}</u></p>
<p><b>Article 26</b></p> <p>Upon approval by the CSRC, the Company issued [•••] overseas-listed foreign shares (H shares).</p> <p>Upon completion of the issuance of overseas-listed foreign shares, if no overallotment option has been exercised, the share capital structure of the Company shall comprise [•••] ordinary shares, including [•••] shares held by the promoters, [•••] share held by other domestic shareholders and [•••] shares held by H shareholders.</p> <p>If the over-allotment option has been fully exercised, the share capital structure of the Company shall comprise [•••] ordinary shares, including [•••] shares held by the promoters, [•••] share held by other domestic shareholders and [•••] shares held by H shareholders.</p>	<p><b>Article 26</b></p> <p>Upon approval by the CSRC, the Company issued <u>{103,500,000}</u> overseas-listed foreign shares (H shares).</p> <p><del>Upon completion of the issuance of overseas-listed foreign shares, if no overallotment option has been exercised, the share capital structure of the Company shall comprise [•••] ordinary shares, including [•••] shares held by the promoters, [•••] share held by other domestic shareholders and [•••] shares held by H shareholders.</del></p> <p><del>If the over-allotment option has been fully exercised, the share capital structure of the Company shall comprise [•••] ordinary shares, including [•••] shares held by the promoters, [•••] share held by other domestic shareholders and [•••] shares held by H shareholders.</del></p>

Original Articles**	Amended Articles
<p><b>Article 29</b></p> <p>Registered capital of the Company before the issue of H shares was RMB270,000,000. Upon completion of the issue of H shares, if no over-allotment option has been exercised, the registered capital of the Company shall be RMB[•••]; if the over-allotment option has been exercised, the registered capital of the Company shall be no more than RMB[•••]. Changes in the Company’s registered capital shall be registered with company registration authorities.</p>	<p><b>Article 29</b></p> <p>Registered capital of the Company before the issue of H shares was RMB270,000,000. Upon completion of the issue of H shares, if <del>no over-allotment option has been exercised, the registered capital of the Company shall be RMB[•••]; if the over-allotment option has been exercised;</del> the registered capital of the Company shall be <del>no more than</del> RMB{<b>373,500,000</b>}. Changes in the Company’s registered capital shall be registered with company registration authorities.</p>
<p><b>Article 49</b></p> <p>All transfers of overseas listed foreign shares shall be effective with a written instrument of transfer in general or ordinary format or such other format as acceptable to the board of directors. If the transferor or transferee of the Company’s shares is a recognized clearing house as defined by relevant ordinances of Hong Kong laws in force from time to time (a “Recognized Clearing House”) or an agent thereof, the signature on the written instrument of transfer may be signed by hand or in mechanically printed form. All instruments of transfer must be kept at the legal address of the Company or other place as may be designated by the board of directors from time to time.</p>	<p><b>Article 49</b></p> <p>All transfers of overseas listed foreign shares shall be effective with a written instrument of transfer in general or ordinary format or such other format as acceptable to the board of directors (<b><u>including the standard format of transfer or form of transfer as required by the Hong Kong Stock Exchange from time to time</u></b>). If the transferor or transferee of the Company’s shares is a recognized clearing house as defined by relevant ordinances of Hong Kong laws in force from time to time (a “Recognized Clearing House”) or an agent thereof, the signature on the written instrument of transfer may be signed by hand or in mechanically printed form. All instruments of transfer must be kept at the legal address of the Company or other place as may be designated by the board of directors from time to time.</p>
<p><b>Article 57(IV)</b></p> <p>with respect to the joint holders of any share, only the joint shareholder listed first on the register of shareholders shall have the right to receive the certificate for the relevant share from the Company, receive notices from the Company, attend general meeting of the Company and exercise the voting rights attaching to the relevant share, and any notices served on the aforementioned person shall be deemed served on all of the joint holders of the relevant share;</p>	<p><b>Article 57(IV)</b></p> <p>with respect to the joint holders of any share, only the joint shareholder listed first on the register of shareholders shall have the right to receive the certificate for the relevant share from the Company <b>or</b> receive notices from the Company, <del>attend general meeting of the Company and exercise the voting rights attaching to the relevant share;</del> and any notices served on the aforementioned person shall be deemed served on all of the joint holders of the relevant share;</p>

Original Articles**	Amended Articles
<p><b>Article 90</b></p> <p>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) as if he, she or they was or were (an) individual shareholder(s) of the Company.</p>	<p><b>Article 90</b></p> <p>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) <b><u>(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></b> as if he, she or they was or were (an) individual shareholder(s) of the Company.</p>

\* The Articles of Association and its proposed amendments 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 31 March 2020.