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**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

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**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.

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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)**

## **(1) PROPOSED APPOINTMENT OF DIRECTOR AND (2) NOTICE OF EXTRAORDINARY GENERAL MEETING**

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A notice convening the EGM of Financial Street Property Co., Limited to be held on Thursday, 7 December, 2023 at 10:00 a.m. at Room C11-12, 11/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC is set out on pages EGM-1 to EGM-2 of this circular. A proxy form for use at the EGM is also enclosed in this circular. Such proxy form is also published on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.jrjlife.com](http://www.jrjlife.com)).

Shareholders who intend to appoint a proxy to attend the EGM 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 EGM 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 EGM or any adjourned meeting thereof if Shareholders so wish.

17 November 2023

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## DEFINITIONS

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

“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
“Domestic Shareholder(s)”	registered holder(s) of Domestic Share(s)
“EGM”	the extraordinary general meeting of the Company to be held on Thursday, 7 December 2023 at 10:00 a.m. at Room C11-12, 11/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC to consider and, if appropriate, to approve the resolution contained in the notice of the meeting which is set out on pages EGM-1 to EGM-2 of this circular, or any adjournment thereof
“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)”	registered holder(s) of H Share(s)
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Latest Practicable Date”	14 November 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

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## DEFINITIONS

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“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

*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

*Registered office in the PRC:*

33 Financial Street  
Xicheng District  
Beijing  
PRC

*Non-executive Directors:*

Ms. Hu Yuxia  
Mr. Liang Jianping  
Mr. Li Liang  
Ms. Zhao Lu

*Principal place of business in the PRC:*

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

*Independent non-executive Directors:*

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

*Principal place of business in Hong Kong:*

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

17 November 2023

*To the Shareholders:*

Dear Sir or Madam,

**(1) PROPOSED APPOINTMENT OF DIRECTOR**  
**AND**  
**(2) NOTICE OF EXTRAORDINARY GENERAL MEETING**

**1. INTRODUCTION**

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

\* *For identification purposes only*

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## LETTER FROM THE BOARD

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At the EGM, an ordinary resolution will be proposed as follows:

**(a) to consider and approve the appointment of Mr. Song Ronghua as an executive Director.**

In order to enable you to have a better understanding of the resolution to be proposed at the EGM 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.

## **2. BUSINESSES TO BE CONSIDERED AT THE EGM**

### **2.1 To consider and approve the appointment of a new executive Director**

Reference is made to the announcement of the Company dated 14 November 2023 in respect of the resignation of Mr. Liang Jianping (“**Mr. Liang**”), a non-executive Director and the proposed appointment of Mr. Song Ronghua (宋榮華) (“**Mr. Song**”) as an executive Director.

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

Mr. Liang 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. Liang for his contribution to the Company during his tenure of service.

The Board has resolved to nominate Mr. Song as a candidate for executive Director, subject to the approval of the Shareholders at the EGM. Upon approval by the Shareholders at the EGM, the Company will enter into a service contract with Mr. Song. The initial term of service will commence on the date of the EGM and expire at the end of the second session of the Board of the Company. Mr. Song will not receive any remuneration from the Company for his services as an executive Director.

The biographical details of Mr. Song are set out as follows:

Mr. Song, aged 50, is currently the general manager of the Company.

Mr. Song has been engaged in real estate and property management for many years and has extensive experience in real estate development and property management services. From July 1994 to November 1995, he served as the technical director of Beijing Urban Construction Dongfang Engineering Co.,

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## LETTER FROM THE BOARD

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Ltd.\* (北京城建東方工程有限公司). From November 1995 to June 2012, he successively served as a staff member, an assistant to the manager of engineering department, the manager of marketing department and the secretary to the board of directors of Beijing Jingyuan Real Estate Development Co., Ltd.\* (北京敬遠房地產開發有限公司). From June 2012 to November 2023, he successively served as a secretary, a deputy officer and an officer of the party committee office of Beijing Financial Street Investment (Group) Co., Ltd. From January 2018 to May 2019, he served as a director of Beijing Financial Street Savills Property Management Co., Ltd. From January 2018 to November 2023, he served as the secretary to the party committee of the Company. Since November 2023, he has served as the general manager of the Company.

Mr. Song graduated from Asia Metropolitan University in September 2020, majoring in business administration, and obtained a master's degree in business administration. He obtained the senior engineer (BIM) qualification from the Posts and Telecommunications Talent Exchange Center\* (郵電通信人才交流中心) in August 2020.

As at the Latest Practicable Date, Mr. Song held 3.16% of the equity interests of Beijing Rongxin Hetai Enterprise Management Co., Ltd. (a substantial shareholder of the Company).

As at the Latest Practicable Date, save as disclosed above, Mr. Song 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. He does not have any relationships with any Director, supervisor, member of senior management, substantial shareholder or controlling shareholder of the Company. He 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 Mr. Song 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.

### **3. EGM AND PROXY ARRANGEMENT**

The proxy form of the EGM is enclosed herewith.

If you intend to appoint a proxy to attend the EGM, 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

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## LETTER FROM THE BOARD

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EGM or any adjourned meeting thereof. Completion and return of the proxy form will not preclude you from attending and voting in person at the EGM or at any adjourned meeting should you so wish.

#### 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 EGM will exercise his power under the Articles of Association to demand a poll in relation to all the proposed resolutions at the EGM.

#### 5. RECOMMENDATION

The Board considers that the resolution set out in the notice of the EGM 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 resolution to be proposed at the EGM.

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

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## NOTICE OF EXTRAORDINARY GENERAL MEETING

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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)**

### NOTICE OF EXTRAORDINARY GENERAL MEETING

**NOTICE IS HEREBY GIVEN THAT** the extraordinary general meeting (the “**EGM**”) of Financial Street Property Co., Limited (the “**Company**”) will be held at Room C11–12, 11/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC on Thursday, 7 December 2023 at 10:00 a.m. for the purposes of considering and, if thought fit, approving the following resolution. In this notice, unless the context otherwise requires, terms used herein shall have the same meanings as defined in the Company’s circular dated 17 November 2023 (the “**Circular**”).

#### ORDINARY RESOLUTION

1. To consider and approve the appointment of Mr. Song Ronghua as an executive Director.

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

Beijing, the PRC, 17 November 2023

*As at the date of this notice, the Board comprises Mr. Sun Jie and Ms. Xue Rui as executive Directors, Ms. Hu Yuxia, 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 EGM 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](http://www.hkexnews.hk)) and the Company ([www.jrjlife.com](http://www.jrjlife.com)) in accordance with the Listing Rules.
2. All Shareholders are eligible for attending the EGM. Any Shareholder of the Company entitled to attend and vote at the EGM convened by the above notice is entitled to appoint a proxy or more than one proxy to attend the EGM 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.

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## NOTICE OF EXTRAORDINARY GENERAL MEETING

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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 EGM. Completion and return of the proxy form will not preclude a Shareholder from attending and voting at the EGM 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 EGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Monday, 4 December 2023 to Thursday, 7 December 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 EGM, 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, 1 December 2023.
5. The EGM is expected to take no more than half a day. Shareholders who attend the EGM (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 EGM.
6. Shareholders who are entitled to attend and vote at the EGM may appoint one or more proxies to attend and vote on their behalf. A proxy need not be a Shareholder.
7. Shareholders or their proxies shall provide their identification documents when attending the EGM. 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.
8. 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.