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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 CONFIRMATION OF THE INCREASE IN
REGISTERED CAPITAL AND OF THE AMENDMENTS TO
THE ARTICLES OF ASSOCIATION; AND
(2) NOTICE OF THE 2020 THIRD EXTRAORDINARY
GENERAL MEETING**

A letter from the Board is set out on pages 2 to 5 of this circular.

A notice convening the 2020 third extraordinary general meeting (the "EGM") to be held at 2/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, PRC on Friday, 21 August 2020 at 10:00 a.m. is set out on pages 6 to 11 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 website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (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 you from attending and voting in person at the EGM or any adjourned meeting thereof if you so wish.

4 August 2020

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DEFINITIONS

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

“Articles of Association”	the articles of association of the Company
“Board”	the board of Directors of the Company
“China” or “PRC”	the People’s Republic of China, for the purpose of this circular, does not apply to Hong Kong, Macau and Taiwan
“Company”	Financial Street Property Co., Limited (金融街物業股份有限公司), a joint stock company with limited liability, whose H Shares are listed on the Main Board of the Stock Exchange
“Director(s)”	the director(s) of the Company
“Domestic Share(s)”	ordinary share(s) with a nominal value of RMB1.00 each in the share capital of the Company, which are subscribed for and paid for in Renminbi
“EGM”	the 2020 third extraordinary general meeting of the Company to be held at 2/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, China on Friday, 21 August 2020 at 10:00 a.m.
“H Share(s)”	the overseas listed foreign invested share(s) with a nominal value of RMB1.00 each in the share capital of the Company which are listed on the Main Board of the Stock Exchange
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange, as amended from time to time
“Main Board”	the stock market (excluding the option market) operated by the Stock Exchange which is independent from and operated in parallel with GEM of the Stock Exchange
“Share(s)”	ordinary share(s) in the share capital of our Company with a nominal value of RMB1.00 each
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

LETTER FROM THE BOARD

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. Zhou Peng

Mr. Liang Jianping

Mr. Jiang Rui

Independent non-executive Directors:

Mr. Song Baocheng (*formerly known as “宋寶成”*)

Ms. Tong Yan

Ms. Lu Qing

Registered Office in the PRC:

Tongtai Building

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

4 August 2020

To the Shareholders:

Dear Sir/Madam,

**(1) PROPOSED CONFIRMATION OF THE INCREASE IN REGISTERED CAPITAL AND OF THE AMENDMENTS TO THE ARTICLES OF ASSOCIATION; AND
(2) NOTICE OF THE 2020 THIRD EXTRAORDINARY GENERAL MEETING**

I. INTRODUCTION

The purpose of this circular is to provide you with the notice of the EGM and certain information regarding the resolutions to be proposed at the EGM so that you may make informed voting decisions of such resolutions.

LETTER FROM THE BOARD

II. PROPOSED CONFIRMATION OF THE INCREASE IN REGISTERED CAPITAL AND OF THE AMENDMENTS TO THE ARTICLES OF ASSOCIATION

Reference is made to the announcement of the Company dated 3 August 2020 in relation to the proposed confirmation of the increase in registered capital and amendments to the Articles of Association.

Upon the review and approval of the amendments to the Articles of Association for post-listing purposes by 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 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, 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. At the 2020 third extraordinary general meeting to be held by the Company on Friday, 21 August 2020, the Shareholders will review and confirm the increase in the registered capital of the Company and amendments to the Articles of Association (including amendments to Articles 4, 5, 26 and 29). For details, please refer to the announcement of the Company dated 3 August 2020.

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 Shareholders' confirmation.

For details of the amendments to the Articles of Association to be confirmed, please refer to the notice of the 2020 third extraordinary general meeting set out in this circular and issued by the Company on 4 August 2020.

The resolutions regarding the confirmation of the increase of registered capital and of amendments to the Articles of Association will be submitted to Shareholders for approval at the EGM as a special resolution.

LETTER FROM THE BOARD

III. EGM AND PROXY ARRANGEMENT

A notice convening the EGM held by the Company at 2/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, PRC on Friday, 21 August 2020 at 10:00 a.m. at which two resolutions will be proposed for considering and confirming the increase in the registered capital of the Company and amendments to the Articles of Association is set out on pages 6 to 11 of this circular.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, no Shareholder is required to abstain from voting on the special resolutions in relation to the confirmation of the increase in the registered capital or of amendments to the Articles of Association at the EGM.

The proxy form for the EGM is also enclosed in this circular and available for downloading on the websites of the Stock Exchange at www.hkexnews.hk and of the Company at www.jrjlife.com.

The register of members of the Company will be closed from Tuesday, 18 August 2020 to Friday, 21 August 2020, both days inclusive, during which time no transfer of the shares of the Company will be registered. The Shareholders whose names appear on the register of members of the Company on Friday, 21 August 2020 shall be entitled to attend and vote at the EGM.

In order to qualify for attending and voting at the EGM, all transfer documents accompanied by the relevant share certificate(s) and other appropriate documents must be delivered to the H Share Registrar of the Company, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong (in case of Shareholders of H Shares) or the office of the Board, at 24/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, PRC (in case of Shareholders of Domestic Shares) not later than 4:30 p.m., Monday, 17 August 2020, for registration.

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. If the instrument appointing the proxy is signed by a person authorised by the appointer, the power of attorney or other document of authority under which the instrument is signed shall be notarized and served at the same time as the instrument appointing the proxy. To be valid, the proxy form together with a copy of the notarized power of attorney or other authorisation documents must be delivered to the H Share Registrar of the Company, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong (in case of Shareholders of H Shares) or the office of the Board, at 24/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, PRC (in case of Shareholders of Domestic Shares) not later than 24 hours before the scheduled time for the commencement of the EGM (i.e. 10:00 a.m. on Thursday, 20 August 2020) or any adjournment thereof (as the case may be). Completion and return of the proxy form will not preclude you from attending and voting in person at the EGM or any adjournment thereof should you so wish.

LETTER FROM THE BOARD

IV. 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, except where the chairman, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. Accordingly, the chairman of the EGM will exercise his power under the Articles of Association to demand a poll in relation to all proposed resolutions at the EGM. An announcement on the poll results will be published by the Company after the EGM in the manner prescribed by the Listing Rules.

V. RECOMMENDATIONS

The Board considers that the special resolutions in relation to the proposed confirmation of the increase in the registered capital of the Company and of amendments to the Articles of Association proposed at the EGM are in the best interests of the Company and the Shareholders as a whole. Accordingly, the Board recommends the Shareholders to vote in favour of the proposed special resolutions at the EGM.

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

NOTICE OF THE 2020 THIRD EXTRAORDINARY GENERAL MEETING

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 2020 THIRD EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 2020 third extraordinary general meeting of Financial Street Property Co., Limited (the “Company”) will be held at 2/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC on Friday, 21 August 2020 at 10 a.m. for the purposes of considering, and if thought fit, passing the following resolutions:

SPECIAL RESOLUTIONS

1. To consider and confirm the increase of the registered capital of the Company from RMB270 million to RMB373.50 million, which will result in amendments to the Articles of Association and update of the Company’s registration information of business license.
2. To consider and confirm the amendments to the Articles of Association* of the Company as set out below:

Original Articles**	Amended Articles
Article 4 Domicile of the Company: 33 Jinrong Street, Xicheng District, Beijing Postal code: [●] Fax: [●]	Article 4 Domicile of the Company: 33 Jinrong Street, Xicheng District, Beijing Postal code: {100033} Fax: {●}
Article 5 The registered capital of the Company is RMB[●]	Article 5 The registered capital of the Company is RMB {373,500,000}

NOTICE OF THE 2020 THIRD EXTRAORDINARY GENERAL MEETING

Original Articles**	Amended Articles
<p>Article 26</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>Article 26</p> <p>Upon approval by the CSRC, the Company issued {103,500,000} 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 {373,500,000} ordinary shares, including {270,000,000} shares held by the promoters, {0} share held by other domestic shareholders and {103,500,000} 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>

NOTICE OF THE 2020 THIRD EXTRAORDINARY GENERAL MEETING

Original Articles**	Amended Articles
<p>Article 29</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>Article 29</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{373,500,000}. Changes in the Company’s registered capital shall be registered with company registration authorities.</p>
<p>Article 49</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>Article 49</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 <u>(including the standard format of transfer or form of transfer as required by the Hong Kong Stock Exchange from time to time)</u>. 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>

NOTICE OF THE 2020 THIRD EXTRAORDINARY GENERAL MEETING

Original Articles**	Amended Articles
<p>Article 57 (IV)</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>Article 57 (IV)</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 <u>or</u> 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>Article 90</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>Article 90</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) <u>(without the need to produce evidence of shareholding, notarized authorisation and/or further evidence to prove that he, she or they are duly authorised)</u> 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.

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

Beijing, the PRC, 4 August 2020

NOTICE OF THE 2020 THIRD EXTRAORDINARY GENERAL MEETING

As at the date of this notice, 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.

Notes:

- (a) Unless specifically indicated, details of the resolution are set out in the circular of the Company dated 4 August 2020. Terms defined therein shall have the same meanings when used in this notice.
- (b) Individual Shareholders who wish to attend the meeting in person shall produce their identity cards or other effective document or proof of identity and stock account cards. Proxies of individual Shareholders shall produce their effective proof of identity and proxy form. A corporate Shareholder should attend the meeting by its legal representative or proxy appointed by the legal representative. A legal representative who wishes to attend the meeting should produce his/her identity card or other valid documents evidencing his/her capacity as a legal representative. If appointed to attend the meeting, the proxy should produce his/her identity card and an authorisation instrument duly signed by the legal representative of the corporate Shareholder.
- (c) Any Shareholder entitled to attend and vote at the EGM is entitled to appoint one or more person(s) (if the Shareholder holds two or more issued Shares), whether (each of) such person is a Shareholder of the Company or not, as his/her/its proxy or proxies to attend and vote on his/her/its behalf at the EGM.

The instrument appointing a proxy must be signed by the Shareholder or his/her attorney duly authorised in writing. For a corporate Shareholder, the proxy instrument must be affixed with the common seal or signed by its director or attorney duly authorised in writing.

If the power of attorney of the proxy is signed by the authorised person of the appointer under a power of attorney or other authorisation document(s) given by the appointer, such power of attorney or other authorisation document(s) shall be notarized and served at the same time as the power of attorney. To be valid, the form of proxy, together with a notarially certified copy of the power of attorney or other authorisation document(s) must be delivered to the H Share Registrar of the Company, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong (in case of H Shareholders), or to the Office of the Board at 24/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC (in case of Domestic Shareholders) not later than 24 hours before the scheduled time for the holding of the EGM (i.e. 10:00 a.m. on Thursday, 20 August 2020) or any adjournment thereof (as the case may be).

In case of registered joint holders of any Shares, any one of the registered joint holders can vote on such Shares at the EGM in person or by proxy as if he/she is the only holder entitled to vote. If more than one registered joint holders attend the EGM in person or by proxy, only the vote of the person whose name appears first in the register of members of the Company relating to such Shares (in person or by proxy) will be accepted as the sole and exclusive vote of the joint holders.

After the completion and return of the form of proxy and the power of attorney, you can attend and vote in person at the EGM or any adjournment thereof should you so wish. In this case, the power of attorney will be deemed to have been revoked.

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 resolutions to be proposed at the EGM will be voted on by poll. Results of the poll voting will be posted on the website of the Company at www.jrjlife.com and the website of the Stock Exchange at www.hkexnews.hk upon the conclusion of the EGM.

- (d) The Company's register of members will be closed from Tuesday, 18 August 2020 to Friday, 21 August 2020, both days inclusive, during which period no transfer of the Shares will be effected. The Shareholders whose names appear in the Company's register of members on Friday, 21 August 2020 shall be entitled to attend and vote at the EGM.

NOTICE OF THE 2020 THIRD EXTRAORDINARY GENERAL MEETING

For a Shareholder to be eligible for attending and voting at the EGM, all transfer document(s) together with the relevant share certificates and other appropriate document(s) shall be delivered to our 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 (in case of H Shareholders) or our Office of the Board at 24/F, Xihuan Plaza Tower 2, 1 Xizhimenwai Avenue, Xicheng District, Beijing, the PRC (in case of Domestic Shareholders) no later than 4:30 p.m. on Monday, 17 August 2020, for registration.

- (e) Shareholders attending the EGM are responsible for their own transportation and accommodation expenses.

Shareholders may contact the Investor Relations Department of the Company at telephone (+86 10 6621 5866) for any enquires in respect of the EGM.