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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)

PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION

This announcement is made pursuant to Rule 13.51(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors (the “**Board**”) of Financial Street Property Co., Limited (the “**Company**”) hereby announces that on 27 March 2024, it has passed the resolutions on, among others, the amendments of certain articles of the articles of association of the Company (the “**Articles of Association**”), subject to the approval by the shareholders of the Company (the “**Shareholders**”). The proposed amendments (the “**Proposed Amendments**”) were made for the purposes of bringing the Articles of Association in line with the relevant requirements of the Rules (the “**Listing Rules**”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”), including the amendments relating to the implementation of the consultation conclusions to the Proposed Expansion of the Paperless Listing Regime and other Revisions to the Listing Rules published by the Stock Exchange in June 2023, which came into effect on 31 December 2023.

Please refer to the appendix to this announcement for details of the amendments of the Articles of Association. Save as the content in the Proposed Amendments, other sections and articles in the Articles of Association remain unchanged. The Proposed Amendments are subject to the approval by the Shareholders by way of a special resolution at the forthcoming annual general meeting (the “**AGM**”) to be held by the Company.

A circular containing, among others, details of the amendments to the Articles of Association and a notice of the AGM 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

Beijing, the PRC, 27 March 2024

As at the date of this announcement, the Board comprises Mr. Sun Jie, Mr. Song Ronghua and Ms. Xue Rui as executive Directors, Ms. Hu Yuxia, 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.

APPENDIX

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
<p>Article 196</p> <p>The financial reports of the Company shall be made available for inspection by shareholders 20 days prior to an annual general meeting. Each shareholder of the Company shall have the right to obtain a copy of the financial reports referred to in this Chapter.</p> <p>The Company shall send a copy of the report of the board of directors, the financial report together with the balance sheet (including all annexes to the balance sheet as prescribed by the applicable laws), profit and loss statement or income and expenditure statement, or summary financial report to each holder of overseas listed foreign shares by pre-paid mail at least 21 days before the convening of the annual general meeting. The address of the recipient shall be the registered address as shown on the register of shareholders.</p>	<p>Article 196</p> <p>The financial reports of the Company shall be made available for inspection by shareholders 20 days prior to an annual general meeting. Each shareholder of the Company shall have the right to obtain a copy of the financial reports referred to in this Chapter.</p> <p>The Company shall send a copy of the report of the board of directors, the financial report together with the balance sheet (including all annexes to the balance sheet as prescribed by the applicable laws), profit and loss statement or income and expenditure statement, or summary financial report to each holder of overseas listed foreign shares by pre-paid mail <u>shareholders</u> at least 21 days before the convening of the annual general meeting <u>in accordance with Article 233 of the Articles of Association. The address of the recipient shall be the registered address as shown on the register of shareholders. Subject to the laws, administrative regulations, department rules, the relevant requirements of securities regulatory authority in the jurisdiction in which the shares of the Company are listed, the Company may also send the aforesaid reports by way of announcements (including through publishing announcements on the Company's website).</u></p>

Current Articles of Association**	Proposed Amendments to the Articles of Association
<p>Article 213</p> <p>30 days' prior notice shall be given to the accounting firm if the Company decides to remove such accounting firm or not to renew the appointment thereof. The accounting firm shall be entitled to make representations when the resolution regarding the removal of the accounting firm is considered at the general meeting of the Company.</p> <p>(I) Any accounting firm may resign from its office by depositing at the Company's legal residence a written resignation notice which shall become effective on the date of such deposit or on such later date as may be stipulated in such notice. Such notice shall include the following:</p> <ol style="list-style-type: none"> 1. a statement to the effect that there are no circumstances connected to its resignation which shall be brought to the attention of the shareholders or creditors of the Company; or 2. a statement of any matters which shall be explained. 	<p>Article 213</p> <p>30 days' prior notice shall be given to the accounting firm if the Company decides to remove such accounting firm or not to renew the appointment thereof. The accounting firm shall be entitled to make representations when the resolution regarding the removal of the accounting firm is considered at the general meeting of the Company.</p> <p>(I) Any accounting firm may resign from its office by depositing at the Company's legal residence a written resignation notice which shall become effective on the date of such deposit or on such later date as may be stipulated in such notice. Such notice shall include the following:</p> <ol style="list-style-type: none"> 1. a statement to the effect that there are no circumstances connected to its resignation which shall be brought to the attention of the shareholders or creditors of the Company; or 2. a statement of any matters which shall be explained.

Current Articles of Association**	Proposed Amendments to the Articles of Association
<p>(II) Where a notice is deposited under the item (I) of this Article, the Company shall within 14 days send a copy of the notice to the competent authority. If the notice contains a representation referred to in item (I) 2 of this Article, a copy of such representation shall be placed at the Company for shareholders' inspection. The Company shall also send a copy of such representation to each shareholder entitled to receive report on the financial position of the Company by prepaid post at his or her address shown on the register of shareholders.</p> <p>(III) Where the notice of resignation of an accounting firm contains a statement of Item (I) 2 of this Article, the accounting firm may require the board of directors to convene an extraordinary general meeting for the purpose of giving an explanation of the circumstances connected with its resignation.</p>	<p>(II) Where a notice is deposited under the item (I) of this Article, the Company shall within 14 days send a copy of the notice to the competent authority. If the notice contains a representation referred to in item (I) 2 of this Article, a copy of such representation shall be placed at the Company for shareholders' inspection. The Company shall also send a copy of such representation to each shareholder entitled to receive report on the financial position of the Company by prepaid post at his or her address shown on the register of shareholders.</p> <p>(III) Where the notice of resignation of an accounting firm contains a statement of Item (I) 2 of this Article, the accounting firm may require the board of directors to convene an extraordinary general meeting for the purpose of giving an explanation of the circumstances connected with its resignation.</p>

Current Articles of Association**	Proposed Amendments to the Articles of Association
<p>Article 233</p> <p>Notices (for the purposes of this Chapter, the term “notice” includes company communications and other written materials) of the Company shall be given or provided by one or more of the following means:</p> <p>(I) by hand;</p> <p>(II) by mail;</p> <p>(III) by such electronic means as e-mail, fax, etc. or on information media;</p> <p>(IV) by way of a public announcement; and</p> <p>(V) other ways required by the Articles of Association.</p>	<p>Article 233</p> <p>Notices (for the purposes of this Chapter, the term “notice” includes company communications and other written materials) of the Company shall be given or provided by one or more of the following means:</p> <p>(I) by hand;</p> <p>(II) by mail;</p> <p>(III) by such electronic means as e-mail, fax, etc. or on information media;</p> <p>(IV) by way of a public announcement; <u>and by way of publishing information on websites designated by the Company and the Hong Kong Stock Exchange, subject to the laws, administrative regulations and the listing rules of stock exchange of the place where the Company’s shares are listed;</u></p> <p>(V) other ways required by the Articles of Association. <u>by any other means as agreed by the Company or the recipient in advance or as approved by the recipient after the notice is received;</u></p> <p><u>(VI) by any other means as approved by the relevant regulatory authorities of the place where the Company’s shares are listed or as stipulated in the Articles of Association.</u></p>

Current Articles of Association**	Proposed Amendments to the Articles of Association
<p>Unless otherwise specified in the Articles of Association, if a notice is issued by the Company to the shareholders of overseas listed foreign shares by way of announcement, the Company shall on the same day submit an electronic version of such announcement to the Hong Kong Stock Exchange through the electronic publishing system of the Hong Kong Stock Exchange for immediate release on the website of the Hong Kong Stock Exchange in accordance with the requirements of the local listing rules. Such announcement shall also be published on the website of the Company at the same time. In addition, the notice shall be delivered to each of the registered addresses as set forth in the register of holders of overseas listed foreign shares by way of personal delivery or pre-paid mail so as to give the shareholders sufficient notice and time to exercise their rights or take any action in accordance with the terms of the notice.</p> <p> Holders of the Company’s overseas listed foreign shares may elect in writing to receive corporate communication that the Company is required to deliver to shareholders either by electronic means or by post, and may also elect to receive either the Chinese or English version only, or both the Chinese and English versions. Such holders shall have the right to change their choices as to the manner of receiving and the language versions of the aforesaid information by giving a written notice to the Company in advance within a reasonable period in accordance with applicable procedures.</p> <p>The Company may serve a notice to the shareholders whose registered address are located outside Hong Kong.</p>	<p>Unless otherwise specified in the Articles of Association, if a notice is issued by the Company to the shareholders of overseas listed foreign shares by way of announcement, the Company shall on the same day submit an electronic version of such announcement to the Hong Kong Stock Exchange through the electronic publishing system of the Hong Kong Stock Exchange for immediate release on the website of the Hong Kong Stock Exchange in accordance with the requirements of the local listing rules. Such announcement shall also be published on the website of the Company at the same time. In addition, the notice shall be delivered to each of the registered addresses as set forth in the register of holders of overseas listed foreign shares by way of personal delivery or pre-paid mail so as to give the shareholders sufficient notice and time to exercise their rights or take any action in accordance with the terms of the notice.</p> <p>Holders of the Company’s overseas listed foreign shares may elect in writing to receive corporate communication that the Company is required to deliver to shareholders either by electronic means or by post, and may also elect to receive either the Chinese or English version only, or both the Chinese and English versions. Such holders shall have the right to change their choices as to the manner of receiving and the language versions of the aforesaid information by giving a written notice to the Company in advance within a reasonable period in accordance with applicable procedures.</p>

Current Articles of Association**	Proposed Amendments to the Articles of Association
	<p><u>In respect of the manner in which the Company provides and/or distributes corporate communications to shareholders in accordance with the Listing Rules of the Hong Kong Stock Exchange, the Company may send corporate communications to the shareholder by electronic means or by publication on the Company’s website in accordance with the relevant provisions of the relevant laws and regulations as well as the Listing Rules of the Hong Kong Stock Exchange as amended from time to time. Corporate communications include but are not limited to: circulars, annual reports, interim reports, quarterly reports, notices of shareholders’ general meetings and other corporate communications as stipulated in the Listing Rules of the Hong Kong Stock Exchange.</u></p> <p><u>The aforesaid means of communication to be applied by the Company does not exclude the right of holders of overseas listed foreign shares of the Company to choose to receive printed copies of the above corporate communications by post.</u></p> <p>The Company may serve a notice to the shareholders whose registered address are located outside Hong Kong.</p>

* *The Articles of Association and the 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 8 June 2023.*