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**JOY CITY PROPERTY LIMITED**

大悦城地產有限公司

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 207)**

**UNAUDITED OPERATING FIGURES  
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2021**

The board of directors (the “**Board**”) of Joy City Property Limited (the “**Company**”) announces that the unaudited operating figures of the Company and its subsidiaries (the “**Group**”) for the nine months ended 30 September 2021 are as follows:

**Property Investment**

	<b>Average occupancy rate</b>	<b>Average unit rental compared with that for the same period in 2020</b>
Xidan Joy City	~98%	+ ~14%
Chaoyang Joy City	~99%	+ ~19%
Tianjin Nankai Joy City	~98%	+ ~22%
Shenyang Joy City	~94%	+ ~13%
Shanghai Jingan Joy City	~87%	+ ~10%
Yantai Joy City	~89%	+ ~9%
Chengdu Joy City	~96%	+ ~36%
Hangzhou Joy City	~93%	- ~8%
Beijing COFCO Plaza	~87%	+ ~3%
Hong Kong COFCO Tower	~71%	- ~12%
Fraser Suites Top Glory Shanghai	~92%	+ ~1%
Beijing COFCO•Landmark Tower	~93%	+ ~1%

## Property Development

The aggregate contracted sales of the Company, together with its subsidiaries, joint ventures and associates amounted to approximately RMB 20,557 million with an aggregate contracted sales area of approximately 516,448 square meters.

## Hotel Operation

	Average occupancy rate	Average revenue per available room
MGM Grand Sanya	~80%	~RMB 1,117
The St. Regis Sanya Yalong Bay Resort	~59%	~RMB 1,231
Waldorf Astoria Beijing	~48%	~RMB 1,035
Cactus Resort Sanya by Gloria	~39%	~ RMB 118
Le Joy Hotel Beijing	~79%	~ RMB 499

This announcement is a voluntary disclosure by the Company. The Board wishes to remind shareholders and/or potential investors of the Company that the above operating figures for the nine months ended 30 September 2021 are based on the Group's internal records and unaudited management accounts which have not been reviewed or audited by auditors. Differences may arise between such figures and the information disclosed in subsequent audited or unaudited financial statements. As such, such figures shall not be taken as an indication of the Group's current or future operating or financial performance. **Shareholders and/or potential investors of the Company are cautioned not to unduly rely on such figures and are advised to exercise caution when dealing in the securities of the Company.**

By Order of the Board  
**JOY CITY PROPERTY LIMITED**  
**YOU Wei**  
*Chairman*

The PRC, 26 October 2021

*As at the date of this announcement, the Board comprises Mr. YOU Wei (Chairman) and Mr. CAO Ronggen as executive Directors; Mr. MA Dewei, Mr. LIU Yun and Mr. ZHU Laibin as Non-executive Directors; and Mr. LAU Hon Chuen, Ambrose, GBS, JP, Mr. LAM Kin Ming, Lawrence and Mr. CHAN Fan Shing as Independent Non-executive Directors.*