



## JOY CITY PROPERTY LIMITED

### 大悅城地產有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 207)

(the "Company")

7 July 2023

Dear Shareholder(s),

#### Election of Means of Receipt and Language of Corporate Communication

Pursuant to Rules 2.07A and 2.07B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Bye-laws of the Company, the Company is writing to seek your election regarding the means of receipt and the language of all future corporate communications of the Company (the "Corporate Communication"), which includes any document(s) to be issued by the Company for the information or action of any holders of its securities, including but not limited to: (a) directors' reports, annual accounts together with the auditors' reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; and (f) proxy forms.

You may choose one of the options set out below:

- (i) to access all future Corporate Communication published on the Company's website at [www.joy-cityproperty.com](http://www.joy-cityproperty.com) (the "Website Version") instead of receiving printed copies and receive a notification of the publication of the Corporate Communication on the Company's website; or
- (ii) to receive the printed English version of all future Corporate Communication only; or
- (iii) to receive the printed Chinese version of all future Corporate Communication only; or
- (iv) to receive both the printed English and Chinese versions of all future Corporate Communication.

In support of environmental protection and for the purpose of saving printing and mailing costs, the Company encourages and recommends you to select for the Website Version option. To make your election, please mark a "✓" in the appropriate box on the enclosed reply form ("Reply Form") and sign and return it by post or by hand to the Company's branch share registrar in Hong Kong, Tricor Progressive Limited (the "Share Registrar") at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to [joycity-ecom@hk.tricorglobal.com](mailto:joycity-ecom@hk.tricorglobal.com) on or before 7 August 2023. If you post your Reply Form in Hong Kong, you may use the mailing label in the Reply Form and need not affix a stamp on the envelope when returning your Reply Form. Otherwise, please affix an appropriate stamp.

**If the Company does not receive a duly completed and signed Reply Form or does not receive a response indicating objection from you on or before 7 August 2023, and until you inform the Company c/o the Share Registrar by reasonable prior notice (of not less than 7 days) in writing or by email to [joycity-ecom@hk.tricorglobal.com](mailto:joycity-ecom@hk.tricorglobal.com), you will be deemed to have consented to receive all future Corporate Communication by Website Version instead of receiving them in printed form.** In that event, when the Company makes a Corporate Communication, it will only send you a notification that the Corporate Communication has been made available on the Company's website. The notification will be sent to you by email or by post at your address as it appears in the Company's register of members maintained by the Share Registrar.

You may at any time by reasonable prior notice (of not less than 7 days) in writing to the Company c/o the Share Registrar at the above address or by email to [joycity-ecom@hk.tricorglobal.com](mailto:joycity-ecom@hk.tricorglobal.com) to change the means of receipt and/or choice of language of the Corporate Communication. Even if you have chosen (or are deemed to have consented) to receive Corporate Communication by Website Version and for any reason have difficulty in obtaining access to Corporate Communication on the Company's website, the Company or the Share Registrar will upon request send the relevant Corporate Communication to you in printed form free of charge.

Please note that English and Chinese versions of all future Corporate Communication will be available (a) in printed form from the Company or the Share Registrar on request and (b) on the website of The Stock Exchange of Hong Kong Limited at [www.hkexnews.hk](http://www.hkexnews.hk) and on the Company's website at [www.joy-cityproperty.com](http://www.joy-cityproperty.com).

Should you have any queries relating to this letter, please contact the Share Registrar at (852) 2980 1333 during business hours (9:00 a.m. to 6:00 p.m. from Monday to Friday, excluding Hong Kong public holidays).

By Order of the Board  
JOY CITY PROPERTY LIMITED  
CHEN Lang  
Chairman