



JOY CITY PROPERTY LIMITED

大悅城地產有限公司

(Incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

(Stock Code 股份代號: 207)

NOTIFICATION LETTER 通知信函

Dear Non-registered Shareholder(s)<sup>(1)</sup>,

18 September 2023

**Joy City Property Limited (the “Company”)**

**– Notification of publication of 2023 Interim Report (the “Current Corporate Communication”)**

The English and Chinese versions of the Current Corporate Communication of the Company are available on the website of the Company at [www.joy-cityproperty.com](http://www.joy-cityproperty.com) and the website of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) at [www.hkexnews.hk](http://www.hkexnews.hk). You may access the Current Corporate Communication through the aforementioned websites.

If you wish to receive printed version of the Current Corporate Communication and/or change your choice of language or means of receipt of all future Corporate Communications<sup>(2)</sup> of the Company, please complete the Request Form on the reverse side of this letter and return it to the Company’s branch share registrar in Hong Kong, Tricor Progressive Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by post using the mailing label (for pre-paid postage in Hong Kong) at the bottom of the Request Form or by email to [joycity-ecom@hk.tricorglobal.com](mailto:joycity-ecom@hk.tricorglobal.com).

Please note that by completing and returning the Request Form to request for the printed version of the Current Corporate Communication, you will expressly indicate that your instruction to receive printed version will apply to all future Corporate Communications<sup>(2)</sup> of the Company to be sent to you until you notify the Company’s branch share registrar in Hong Kong to the contrary or you cease to hold any shares of the Company.

Should you have any queries relating to this letter, please contact the Company’s branch share registrar in Hong Kong 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

Notes: (1) This notification letter is addressed to “Non-registered Shareholder(s)”, which means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications.

(2) Corporate Communication(s) refer to any document issued or to be issued by the Company for the information or action of holders of any 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; (f) proxy forms; and (g) reply slips.

各位非登記股東<sup>(1)</sup>：

**大悅城地產有限公司（「本公司」）  
– 2023 中期報告（「本次公司通訊」）之發佈通知**

本公司的本次公司通訊之中、英文版本已上載於本公司網站 ([www.joy-cityproperty.com](http://www.joy-cityproperty.com)) 及香港聯合交易所有限公司（「聯交所」）之網站 ([www.hkexnews.hk](http://www.hkexnews.hk))。閣下可透過前述網站瀏覽本次公司通訊。

如閣下欲收取本次公司通訊之印刷本及／或更改收取本公司之日後所有公司通訊<sup>(2)</sup>之語言版本或收取方式，請填妥本函背面之申請表格及使用申請表格底部隨附之郵寄標籤（已預付在香港投寄之郵費）寄回本公司之香港股份過戶登記分處卓佳廣進有限公司，地址為香港夏愨道16號遠東金融中心17樓或以電郵方式發送至 [joycity-ecom@hk.tricorglobal.com](mailto:joycity-ecom@hk.tricorglobal.com)。

請注意，當閣下填寫及寄回申請表格以索取本次公司通訊之印刷本後，即表示確認閣下收取印刷本之指示將適用於本公司之日後所有公司通訊<sup>(2)</sup>，直至閣下通知本公司之香港股份過戶登記分處另外之安排或停止持有本公司的股份為止。

閣下如有任何與本函件有關的疑問，請在辦公時間內致電香港股份過戶登記分處 (852) 2980 1333，辦公時間為星期一至星期五（香港公眾假期除外）上午 9 時正至下午 6 時正。

承董事會命  
大悅城地產有限公司  
董事長  
陳朗  
謹啟

2023 年 9 月 18 日

附註：(1) 此函件乃向本公司之非登記之股東（指股份存放於中央結算及交收系統的人士或公司，並透過香港中央結算有限公司不時向本公司發出通知，希望收取公司通訊）發出。

(2) 公司通訊指由本公司發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，其中包括但不限於：(a)董事會報告、年度賬目連同核數師報告及財務摘要報告（如適用）；(b)中期報告及中期摘要報告（如適用）；(c)會議通告；(d)上市文件；(e)通函；(f)代表委任表格；及(g)確認回條。

## Request Form 申請表格

To: Joy City Property Limited (the "Company")

c/o Tricor Progressive Limited  
17/F, Far East Finance Centre  
16 Harcourt Road, Hong Kong

致: 大悅城地產有限公司(「本公司」)

卓佳廣進有限公司轉交  
香港夏愨道 16 號  
遠東金融中心 17 樓

I/We would like to receive the current and all future Corporate Communications<sup>(1)</sup> of the Company in printed copies in the manner indicated below:

本人/吾等要求以下列方式收取本公司之本次及所有日後公司通訊<sup>(1)</sup>的印刷本:

(Please mark ✓ in ONLY ONE of the following boxes 請從下列選擇中, 僅在其中一個空格內劃上「✓」號)

- to receive the **printed English version ONLY**; OR  
僅收取英文印刷本; 或
- to receive the **printed Chinese version ONLY**; OR  
僅收取中文印刷本; 或
- to receive both the **printed English and Chinese versions**.  
同時收取英文及中文印刷本。

Signature: \_\_\_\_\_

簽署:

Date: \_\_\_\_\_

日期:

Contact Phone

Number: \_\_\_\_\_

聯絡電話:

Notes 附註:

1. Corporate Communication(s) refer to any document issued or to be issued by the Company for the information or action of holders of any 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; (f) proxy forms; and (g) reply slips.

公司通訊指由本公司發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件, 其中包括但不限於: (a)董事會報告、年度賬目連同核數師報告及財務摘要報告(如適用); (b)中期報告及中期摘要報告(如適用); (c)會議通告; (d)上市文件; (e)通函; (f)代表委任表格; 及(g)確認回條。

2. By completing and returning this Request Form to request for the printed copy of the Current Corporate Communication, you have expressly indicated that you prefer to receive all future Corporate Communications of the Company in printed copies.

當閣下填寫及寄回此申請表格以索取本次公司通訊印刷本後, 即表示閣下確認擬收取本公司日後所有公司通訊的印刷本。

(Please cut along the dotted line. 請沿虛線剪下。)

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Please cut the mailing label and stick this on an envelope to return the Request Form to us.

**No postage stamp is required for local mailing**

閣下寄回此表格時, 請將此郵寄標籤剪貼於信封上。  
如在本港投寄, 閣下無需支付郵費或貼上郵票

**Mailing Label 郵寄標籤**

**Tricor Progressive Limited**  
卓佳廣進有限公司  
Freepost No. 簡便回郵號碼: 10 GPO  
Hong Kong 香港  
Joy City (207)