



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 Shareholder(s),

25 October 2023

Joy City Property Limited (the "Company")

– Notice of publication of (1) the Circular in relation to very substantial disposal relating to the sale of the entire equity interest of the Target Company holding the properties in Shanghai and notice of special general meeting (the "SGM 1"); (2) the Circular in relation to very substantial disposal relating to the sale of the entire equity interest of the Target Company holding the properties in Beijing and notice of special general meeting (the "SGM 2"); and (3) the Proxy Forms for the SGM 1 and SGM 2 (collectively 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 (the "Website Version") and the website of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") at www.hkexnews.hk. You may access the Current Corporate Communication through the aforementioned websites or the printed form(s) of the Current Corporate Communication is/are enclosed according to our agreed arrangement (if applicable).

If you wish to receive the Current Corporate Communication in printed form, please complete the Change Request Form on the reverse side of this letter and return it by post or by hand to the Company c/o the Company's branch share registrar in Hong Kong, Tricor Progressive Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. If you post your Change Request Form in Hong Kong, you may use the mailing label in the Change Request Form and need not affix a stamp on the envelope when returning your Change Request Form. Otherwise, please affix an appropriate stamp. The Change Request Form may also be downloaded from the website of the Company at www.joy-cityproperty.com or the website of the Stock Exchange at www.hkexnews.hk.

You may at any time to change the choice of language and/or means of receipt (i.e. in printed form or by the Website Version) of the Corporate Communications^{Note} of the Company at any time by providing prior written notice of not less than seven days to the Company c/o the Company's branch share registrar in Hong Kong, Tricor Progressive Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to joycity-ecom@hk.tricorglobal.com. Even if you have elected to access (or are deemed to have consented to accessing) the Corporate Communications of the Company published on the website of the Company in place of receiving printed copies, but for any reason you have difficulty in receiving or gaining access to Corporate Communications on the website of the Company, or wish to receive printed copies, the Company will promptly upon your request send the printed copies to you free of charge.

Please note that all future Corporate Communications of the Company in both English and Chinese will be available (a) in printed form from the Company or the Company's branch share registrar in Hong Kong upon request and (b) on the website of the Company at www.joy-cityproperty.com and the website of the Stock Exchange at www.hkexnews.hk, respectively.

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

Note: Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of the Company's 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.

各位股東：

大悅城地產有限公司(「本公司」)

– (1)有關出售持有位於上海之該等物業之目標公司之全部股權之非常重大出售事項之通函及股東特別大會(「股東特別大會1」)通告；(2)有關出售持有位於北京之該等物業之目標公司之全部股權之非常重大出售事項之通函及股東特別大會(「股東特別大會2」)通告；及(3)股東特別大會1及股東特別大會2之代表委任表格(統稱「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)〔**網上版本**〕及香港聯合交易所有限公司(「**聯交所**」)之網站(www.hkexnews.hk)。閣下可透過前述網站瀏覽本次公司通訊或本公司已按閣下同意的安排附上本次公司通訊之印刷本(如適用)。

閣下如欲收取本次公司通訊印刷本，請閣下填妥於本函背面之更改申請表格，並寄回或以專人送達方式透過本公司的香港股份過戶登記分處，卓佳廣進有限公司(地址為香港夏慤道16號遠東金融中心17樓)交回本公司。倘若在香港投寄更改申請表格，閣下可使用更改申請表格上的郵寄標籤寄回，而毋須在信封上貼上郵票；否則，請貼上適當郵票。更改申請表格可於本公司網站(www.joy-cityproperty.com)或聯交所網站(www.hkexnews.hk)內下載。

閣下可隨時透過本公司的香港股份過戶登記分處，卓佳廣進有限公司(地址為香港夏慤道16號遠東金融中心17樓)向本公司發出不少於七日之事先書面通知或以電郵方式發送至 joycity-ecom@hk.tricorglobal.com，以更改收取本公司之公司通訊^{Note}之語言版本及/或收取方式(印刷本或網上版本)之選擇。倘若閣下已選擇(或被視為已選擇)收取本公司網站登載的公司通訊的網上版本，惟因任何原因以致在收取或接收本公司網站上的公司通訊出現困難，或有意收取印刷本，本公司將於收到閣下要求後寄上相關公司通訊的印刷本，費用全免。

請注意：就本公司所有日後公司通訊的英文及中文版而言，閣下可以(a)向本公司或本公司的香港股份過戶登記分處索取印刷本，及(b)在本公司網站 www.joy-cityproperty.com 及聯交所網站 www.hkexnews.hk 查閱。

閣下如有任何與本函件有關的疑問，請在辦公時間內致電本公司的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10月25日

附註：公司通訊指由本公司發出或將予發出以供本公司任何證券的持有人參照或採取行動的任何文件，包括但不限於：(a)董事會報告、年度賬目連同核數師報告及(如適用)財務摘要報告；(b)中期報告及(如適用)中期摘要報告；(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。

