

JOY CITY PROPERTY LIMITED 大悦城地產有限公司

(Incorporated in Bermuda with limited liability) (Stock Code: 207)

Dear Shareholder(s),

24 April 2024

Letter to New Registered Shareholders – Election of Means of Receipt and Language of Corporate Communication

Pursuant to 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:

- to access all future Corporate Communication published on the Company's website at 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 " \checkmark " 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 on or before 24 May 2024. 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 24 May 2024, 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, 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 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 and on the Company's website at 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

Reply Form

To:	Joy City Property Limited (the "Company") (Stock Code: 207)
	c/o Tricor Progressive Limited
	17/F, Far East Finance Centre
	16 Harcourt Road, Hong Kong

I/We would like to receive all future Corporate Communication# of the Company in the manner as indicated below:

(Please mark a "✓" in **ONLY ONE** of the following boxes)

to access all future Corporate Communication by electronic means through the Company's website (the "Website Version") instead of receiving printed copies, and receive an email notification to my/our email address below or a notification letter of the publication of the Corporate Communication on the Company's website; OR

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(rease provide the email address in English Capital Letters and the email address will be used for email holifcation of the refease of the Corporate Communication only. If no email address is provided, a printed notification letter of the positing of Corporate Communication on the website of the Company will be sent to you by post at your address as appearing in the Company's register of members.)

to receive the printed English version of all future Corporate Communication ONLY; OR

to receive the printed Chinese version of all future Corporate Communication ONLY; OR

to receive both the printed English and Chinese versions of all future Corporate Communication.

- Corporate Communication in printed form.
 If the Company does not receive this Reply Form from you by 24 May 2024, you are deemed to have consented to receive the Website Version for all future Corporate Communication. Therefore, the Company will send you a notification letter of the publication of the Corporate Communication on the Company's website and you can read all future Corporate Communication via the Website Version.
- 4. If your shares are held in joint names, the Shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign on this Reply Form in order to be valid.
- 5. The above instruction will apply to all future Corporate Communication to be sent to you until you inform the Company c/o the Share Registrar by reasonable prior notice (of not less than 7 days) in writing to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to joycity-ecom@hk.tricorglobal.com.
- You are entitled at any time by reasonable notice in writing to the Company's branch share registrar in Hong Kong to change your choice of means of receipt and/or language of future Corporate Communication.
- 7. For the avoidance of doubt, the Company does not accept any special instructions written on this Reply Form.

Corporate Communication refers to any document(s) 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 financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; and (f) proxy forms.

PERSONAL INFORMATION COLLECTION STATEMENT

"Personal Data" in this statement has the same meaning as "personal data" defined in the Personal Data (Privacy) Ordinance, Cap. 486 (the "PDPO"), which may include but not limited to your name, contact telephone number, email address and mailing address.

Your supply of Personal Data is on a voluntary basis for the purpose of receiving Corporate Communication in the manner chosen. Your Personal Data will be retained for such period as may be necessary for our verification and record purposes.

You have the right to request access to and/or correction of the respective Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of the Personal Data should be in writing by either of the following means:

By mail to: Data Privacy Officer Tricor Progressive Limited 17/F, Far East Finance Centre 16 Harcourt Road, Hong Kong By email to: is-enquiries@hk.tricorglobal.com

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

Mailing Label 郵寄標籤

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

No postage stamp is required for local mailing 富下寄回此回條時,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 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)