

## JOY CITY PROPERTY LIMITED 大悦城地產有限公司

(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)

### 通知信函 NOTIFICATION LETTER

Dear Shareholder(s).

25 June 2024

Joy City Property Limited (the "Company")

- Notice of publication of Circular dated 25 June 2024: Major Transaction Deemed Disposal in relation to the Proposed Spin-Off and Separate Listing of the Consumer Infrastructure REIT on the Shenzhen Stock Exchange (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

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<sup>Note</sup> 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

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 Note: compared communications refer to any determining state of the company of the Comp

各位股東:

# 大悦城地產有限公司(「本公司」) - 日期為2024年6月25日之殖函:主要交易有關建議分拆之視作出售事項及消費基礎設施REIT於深圳證券交易所單獨上市(「本次公司殖訊」)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(地址為香港夏戀道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<sup>附註</sup>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 大悦城地產有限公司 董事長 陳朗

2024年6月25日

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。 附註:

# Change Request Form 更改申請表格

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 大悦城地產有限公司(「本公司」) (股份代號:207) 經卓佳廣進有限公司 香港夏慤道16號 遠東金融中心17樓

L/We have already received a printed copy of the Current Corporate Communication (as defined overleaf) in English/Chinese or have chosen (or are deemed to have consented) to read the Current Corporate Communication posted on the website of the Company:
本人/我們已收取本次公司通訊(定義見背頁)文件之英文/中文印刷本或已選擇(或被視為已同意)瀏覽本公司網站所登載之本次公司通訊文件:

I/We v	ould like to change	he choic	e of lang	guage a	ind m	eans of	receipt	of a	Il future	Corpor	ate C	ommui	nicatio	ons	# of	the	e Coi	npa	any a	s inc	dicat	ed b	elow:		
	我們現在希望更改以																								
(Please	mark ✓ in ONLY ON												(41 6	**7	1		7 •	. 22\	,	,	c			1	
	to access all future by mail, and receiv								_																
	website of the Comp	oany; OR												•					-						
	透過本公司網站以 就於本公司網站登這					(  瀬町_L	(放本」)	UIT	<b>台</b> /	和什収取	디베기	F , W	可华八	/:	找们	贺山	11 电共	1) 地	.知(4	、人 ,	/找1	門之	电郵用	J JIE Y	川下) 以
					T											Π	1				Т	П			
	to receive the <b>print</b>	od Englis	h vorsio	n of all	future	Corpor	ota Con	200110	ications	ONI V	ΩP		ш												
	僅收取所有日後公司	司通訊的	英文印刷	本;或						,															
	to receive the <b>print</b> 僅收取所有目後公司					e Corpoi	ate Cor	nmun	ications	ONLY;	OR														
	to receive both the	printed E	nglish a	nd Chi	nese v		of all fu	ture (	Corporat	e Comm	unica	tions.													
	同時收取所有目後	公司趙訊印	的英文及	中文印	刷本	0																			
Name(s) of Shareholder(s) in English										Signatu	ıre(s)														
股東的英文名稱										簽名															
	(P	lease use	BLOCK	LETT	ERS	請以大机	皆書寫)																		
Contact telephone number								Date																	
聯絡電話號碼									日期																
Notes: 謝註:  1. Please complete all your details clearly. Any Change Request Form that has not been completed clearly or otherwise incorrectly completed will be void at the discretion of the Company.  清 閣下清楚填受所有資料・本公司解有創情權決定任何未有清楚填受或填寫不正確之更改申請表格無效。  2. By selecting to receive the Website Version of the Corporate Communications instead of receiving printed copies, you have expressly consented to waive the right to receive the Corporate Communications in printed form.  於理操收取公司通訊之剩上版本以代替收取印刷本後,閣下已明示同意放棄收取公司通訊印刷本的權利。  3. 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 Change Request Form in order to be valid.  如屬聯名股東,則本更改申請表格須由該名於本公司股東名冊上就聯名持有股份其姓名位列首位的股東簽署,方為有效。  1. The above instruction will apply to all future Corporate Communications to be sent to you until you notify otherwise the Company's branch share registrar in Hong Kong, Tricor Progressive Limited, by reasonable notice in writing to 17/F. Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to joycyty-ecom@hk.tricorglobal.com.  上娃指示適用於實接予 閣下之所有日後公司通訊,直至 閣下透過本公司的香港股份獨戶意品分處。卓柱廣連有限公司通本公司教出合理的政策会,有主意是任政策会和企业企业的政策会和企业企业企业企业企业企业企业企业企业企业企业企业企业企业企业企业企业企业企业																									
(i)	"Personal Date" in this state	mant has the	cama maar						(Privacy)						Jong	Von	a ("DD	PΩ"	"						
(i) (ii)	"Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").  本聲明中所指的「個人資料」具有《個人資料(無疑》條例》(香港法例第486章)(「《私醛條例》))中「個人資料」的涵義。 Your supply of Personal Data to the Company is on a voluntary basis and such data will be used for processing your instructions and/or requests as stated in this form. If you fail to provide sufficient information,																								
(iii)	the Company may not be able to process your instructions. 關下是自顧向本公司提供個人資料及該等資料用以處理 關下在本表格上所述的指示及/或要求。若 關下未能提供足夠資料,本公司可能無法處理 闊下之指示。 Your Personal Data will not be transferred to any third parties (other than the Company's branch share registrar in Hong Kong) unless it is a requirement to so do by law, for example, in response to a court order or																								
	a law enforcement agency's 除非按法例規定,例如應定	request and v 去庭命令或幸	will be reta 丸法機關的	ined for s 要求,否	uch per 則 閣	iod as may  下的個人	be necess 資料將不	ary for 會轉交	our verific 任何第三	ation and 方 (本公司	ecord p 之香港	urposes. 股份過戶	5登記分	· }處	除外)	及爿	9在適	當期	間保留	作核	· 寶及言	記錄月	1途。		
(iv)	You have the right to requestiviting and sent to the Perso 閣下有權根據《私隱條例》電郵至joycity-ecom@hk.tric	it access to a nal Data Priv 的條文查閱	nd/or corre vacy Office 及/或修己	ction of	our Per	sonal Data	in accord	lance v	vith the pro	visions of	the PD	PO. Anv	such rec	iuest	t for a	acces	ss to an	ıd/or	correc	tion o	of vou	ir Pers	onal Da	ta sho 料私	ould be in 源主任或

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

Mailing Label 郵寄標籤

閣下寄回此更改申請表格時,請將郵寄標籤剪貼於信封上。

如在本港投寄毋須貼上郵票,否則請貼上適當的郵票。

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

No postage stamp necessary if posted in Hong Kong; otherwise, please affix an appropriate stamp.

**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)