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NOTICE OF SPECIAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that a special general meeting (the “SGM”) of Joy City Property Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) will be held at President Suite, World Trade Centre Club Hong Kong, 38th Floor, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong on Tuesday, 12 July 2022 at 11:00 a.m. to consider and, if though fit, pass the following ordinary resolutions (as ordinary businesses):

ORDINARY RESOLUTION

“**THAT**

- (a) the Loan Agreements (as defined in the circular of the Company dated 24 June 2022) and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified; and
- (b) any one Director be and is hereby authorised to do all such acts and things as the Director in his or her sole and absolute discretion deems necessary, desirable or expedient to implement, give effect to and/or complete the Loan Agreements and the transactions contemplated thereunder.”

By order of the Board
Joy City Property Limited
YOU Wei
Chairman

The PRC, 24 June 2022

Principal place of business in Hong Kong:

33/F., COFCO Tower
262 Gloucester Road
Causeway Bay
Hong Kong

Notes:

1. Shareholders whose names appear on the register of members of the Company on Tuesday, 12 July 2022 shall be entitled to participate and vote at the SGM.
2. To be valid, a form of proxy, together with the power of attorney or other document of authority, if any, under which the form is signed, or a certified copy thereof, must be deposited with the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, as soon as possible but in any event by 11:00 a.m. (Hong Kong time) on Sunday, 10 July 2022 or not less than forty-eight (48) hours before the time appointed for holding the SGM (or any adjournment thereof).
3. As disclosed in the Company's announcement dated 20 June 2022 in relation to the closure of register of members of the Company in order to determine the entitlement to participate and vote at the meeting, the register of members of the Company will be closed from Thursday, 7 July 2022 to Tuesday, 12 July 2022 (both days inclusive), during which period the registration of Shares will be suspended. All completed transfer forms accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:30 p.m. (Hong Kong time) on Wednesday, 6 July 2022.
4. Pursuant to the Company's Bye-law 66, the voting at the special general meeting shall be taken by poll.
5. The Company will implement arrangements at the SGM in compliance with the laws and regulations in Hong Kong in relation to the prevention of the current COVID-19. Shareholders are advised to read the cover pages and pages 1 and 2 of the circular of the Company dated 24 June 2022 for details of the arrangements and monitor the development of COVID-19. Subject to the development of COVID-19 and to the extent permitted under law, the Company may implement further changes and arrangements at the SGM and may issue further announcement on such measures as appropriate.
6. In this notice, reference to one gender include all genders and reference to the singular include the plural and vice versa.

As at the date of this notice, the Board comprises Mr. YOU Wei (Chairman) and Mr. CAO Ronggen as executive Directors; Mr. MA Dewei, Mr. LIU Yun and Mr. ZHU Laibin as non-executive Directors; and Mr. LAU Hon Chuen, Ambrose, GBS, JP, Mr. LAM Kin Ming, Lawrence and Mr. CHAN Fan Shing as independent non-executive Directors.