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JOY CITY PROPERTY LIMITED

大悅城地產有限公司

(incorporated in Bermuda with limited liability)

(Stock code: 207)

CLOSURE OF REGISTER OF MEMBERS

Reference is made to the announcement of Joy City Property Limited (the “**Company**”) dated 21 November 2022 in relation to, among other things, the Master Lease Agreement, the transactions contemplated thereunder and the Annual Caps (the “**Announcement**”). Unless otherwise stated, capitalised terms used herein shall have the same meanings as ascribed to them in the Announcement. The board of directors of the Company announces that the Company will convene and hold the SGM on Thursday, 29 December 2022 for (i) its Independent Shareholders to consider and, if thought fit, to approve the Master Lease Agreement, the transactions contemplated thereunder and the Annual Caps; and (ii) the Shareholders to consider and, if thought fit, approve the re-election of non-executive Director. The notice of the SGM will be set out in the circular (the “**Circular**”) containing, among other things, (a) details of the Master Lease Agreement; (b) the recommendation of the Independent Board Committee to the Independent Shareholders; (c) a letter from the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders in relation to the Master Lease Agreement; and (d) details of the proposed re-election of a non-executive Director to be despatched to the Shareholders together with the Circular on or before 12 December 2022.

For the purpose of determining the eligibility of the Shareholders to attend and vote at the SGM, the register of members of the Company will be closed from Thursday, 22 December 2022 to Thursday, 29 December 2022, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to qualify for attending and voting at the SGM, all properly 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 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong no later than Wednesday, 21 December 2022 at 4:30 p.m., Hong Kong time.

By order of the Board
JOY CITY PROPERTY LIMITED
CHEN Lang
Chairman

The PRC, 7 December 2022

As at the date of this announcement, the Board comprises Mr. CHEN Lang as Chairman and non-executive Director; Mr. CAO Ronggen as executive Director; 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.